Karen Johnson Davidson County
Batch# 705588 DEEDWARR
08/26/2021 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.13
20210826-0115615

WARRANTY DEED



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/08/2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: MESA VERDE ASSETS, LLC	SEND TAX BILLS TO: MESA VERDE ASSETS, LLC	MAP-PARCEL NUMBERS
(NAME) 5001 Plaza on the Lake, Ste 200	(NAME) 5001 Plaza on the Lake, Ste 200	172090A03700CO
(ADDRESS) Austin, TX 78746	(ADDRESS) Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MESA VERDE ASSETS, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 37 on the Third Revision of Section One, Banbury Crossing, a Planned Unit Development of record in Plat Book 9700, Page 536 and 537, Register's Office for said county, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC by Warranty Deed dated August 16, 2021 of record at 20210819-0112411 **in said Register's Office, Tennessee. Being previously conveyed to Walker Casey Reed, by virtue of that certain Quit Claim Deed dated July 15, 2011, and being of record at Instrument No. 20111109-0087776 in the Register's Office of Williamson County, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Williamson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 6312 Banbury Station Brentwood, TN 37027
(unimproved) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of August, 2021.

MUSIC CITY FINANCIAL, LLC

By: Noah Viddal, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Noah Viddal who, upon oath, acknowledged himself to be the Authorized Agent of MUSIC CITY FINANCIAL, LLC, the within named bargainor, a Texas Limited Liability Company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of MUSIC CITY FINANCIAL, LLC by himself as Authorized Agent.

WITNESS my hand and official seal at office this 16th day of August, 2021.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, HOLLY A MASON, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 16th 2021.

Affiant Signature

8/16/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 24th day of August, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22