WARRANTY DEED

Karen Johnson Davidson County
Batch# 716971 DEEDWARR
09/15/2021 11:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,437.08
20210915-0123775

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF September, 20 21.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

COUNTY OF DAVIDSON
TENNESSEE NOTARY PUBLIC
STATE OF
MEMORIE WHITE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hudson SFR Property Holdings II LLC	Hudson SFR Property Holdings II LLC	
(NAME)	(NAME)	141110A00200CO
2711 N Haskell St. 2100	2711 N Haskell Ste 2100	
(ADDRESS)	(ADDRESS)	
Dallas, TX 75204	Dallas TX 75204	
(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 GRANTOR, /HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Hudson SFR Property Holdings II LLC,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot NO. 312 on the Plan of Rolling River Estates, Phase IV, as of record in Plat Book 5200, Page 184, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Music City Financial, LLC, by Warranty Deed from David S. Gilliland, of record in Instrument No. —202109150123774—, dated September 10, 2021, Register's Office for Davidson County, Tennessee.

Being previously conveyed to David S. Gilliland, by virtue of that certain Warranty Deed dated December 20, 2007, and being of record at Instrument No. 20071227-0148092 in the Register's Office of Davidson County, Tennessee.

The lien of the following general and special taxes for the year or years specified and subsequent years: 2021 Davidson County taxes, being liens not yet due and payable.

Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, which have not been assessed and are not payable, as of the date of this instrument.

Subject to all matters of record in Plat Book 5200, Page 184, in the said Register's Office.

Declaration of Restrictions, Protective Covenants and Easements recorded at Book 4788, Page 950, Book 4892, Page 689 and Book 5463, Page 238, in the said Register's Office.

Subject to By-Laws of record in Book 4892, Page 679, in the said Register's Office.

Charter recorded at Book 4892, Page 671 and Book 8276, Page 552, in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office of Davidson 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 7509 Rolling River Pkwy Nashville, TN 37221
(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 10th day of September, 2021.

MUSIC CITY FINANCIAL, LLC

By: Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Agent of Music City Financial, LLC, the within named bargainer, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Authorized Agent.

Witness my hand and official seal, this 9-10-21.

Notary Public

My Commission Expires: 1-6-25

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

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

StarsLink

State: TENNESSEE
Property County: DAVIDSON
Expected Closing Date: 09/09/2021

OWNERS - BASIC - W/REISSUE CREDIT:	388,400.00	385,000.00	1,567.25
SUB TOTAL			1,567.25
For Agent # A41606 underwriter fee due ORT:			165.61
Agent's Portion of Premium:			1,401.64
Grand Total Policy & Endorsement Premium:			1,567.25
Total National Policy Premium & Endorsement:			828.03

DISCLAIMERS:
THE INFORMATION CONTAINED HEREIN IS PROVIDED BY WAY OF GENERAL INFORMATION ONLY, AND IS SUBJECT TO RATE CHANGES, CREDITS AND DISCOUNTS THAT MAY NOT BE REFLECTED.

YOU MAY BE ELIGIBLE FOR A DISCOUNT. NOT ALL DISCOUNTS AND PRODUCTS ARE AVAILABLE IN ALL MARKETS. CONTACT YOUR LOCAL OLD REPUBLIC OFFICE OR AGENT FOR MORE INFORMATION.

Types Of Discounts That May Be Available
REISSUE RATE: This discount is often available and typically requires the existence of a prior policy issued within a specified time period, plus additional prerequisites. If the current owner has an Owner's Title Insurance Policy and makes a copy available to you, you may be entitled to a credit for the value of the policy.

REFINANCE RATE or SUBSTITUTION LOAN RATE: If you are refinancing an existing loan, you may, in some circumstances, be entitled to a credit or discount on the new Lender's Policy.

SIMULTANEOUS ISSUE: If you are purchasing a home, you might qualify for a discount based on the simultaneous purchase of an Owner's and a Loan Policy. The charge on the Closing Disclosure may not be the actual charge under state law due to the calculation methodology mandated by the CFPB for use on the Closing Disclosure.

Alternative Products
ENHANCED/EXPANDED COVERAGE POLICY: You may be eligible for an enhanced or expanded coverage policy that offers protection against additional risks not covered by a standard title insurance policy, typically for an additional charge.

ENDORSEMENTS: You may be eligible for various policy endorsements, typically for an additional charge.

CONTACT YOUR LOCAL OLD REPUBLIC TITLE AGENT FOR A PRECISE TITLE PREMIUM QUOTE. CONTACT THE TENNESSEE OLD REPUBLIC OFFICE AT: 615-244-2101
THE RATE QUOTED IS FOR POLICY PREMIUMS ONLY, HOWEVER, IN KNOX, DAVIDSON, HAMILTON, RUTHERFORD, AND WILLIAMSON COUNTIES, THE RATE QUOTED FOR POLICY PREMIUMS IS AN ALL-INCLUSIVE RATE. IN SHELBY COUNTY, THE RATE QUOTED FOR POLICY PREMIUMS INCLUDES THE EXAM FEE.
RATE REQUESTED ON: 09/09/2021

Old Republic Title Insurance Group — our financial strength ratings are unsurpassed in the title insurance industry.

StarsLink

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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 9/10/21.

Affiant Signature

9/10/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 10 day of Sept., 20 21.

Notary's Signature

(Notary Seal)

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

My Commission Expires: 1-6-25