Karen Johnson Davidson County
Batch# 738739 DEEDWARR
10/18/2021 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20211018-0139651

WARRANTY DEED

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

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF October, 20 21

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

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
James Paige Holdings LLC	James Page Holdings, LLC	
(NAME)	(NAME)	
2617 Link Drive	2617 Link Drive	06103011700
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(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 **James Paige Holdings LLC, a Tennessee limited liability company,** 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:

BEING LOT NO. 23 AND THE EASTERLY 30 FEET OF LOT NO. 22 OF BLOCK "K" ON THE PLAN OF BROADMOOR SUBDIVISION, SECTION 2, WHICH IS OF RECORD IN BOOK 547, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

SAID LOT NO. 23 AND PART OF LOT NO. 22 ADJOIN AND FRONT TOGETHER 60 FEET ON THE SOUTHERLY SIDE OF SOLLEY DRIVE AND RUN BACK BETWEEN PARALLEL LINES 148.1 FEET ON THE EASTERLY LINE OF LOT NO. 23 AND 147.56 FEET ON THE WESTERLY LINE OF A PART OF LOT NO. 22, TO A DEAD LINE ON WHICH IT MEASURES 60 FEET, MORE OR LESS.

Being the same property conveyed to Music City Financial, LLC, a Texas limited liability company, by virtue of that certain Warranty Deed dated October 12, 2021 of record at Instrument No. ____202110180139650_____ in the Register's Office of Davidson County, Tennessee.

Being previously conveyed to Jennifer A. Daniels and Oren K. Daniels, wife and husband, by virtue of that certain Warranty Deed dated April 30, 2009, and being of record at Instrument No. 20090504-0040298 in the Register's Office of Davidson County, Tennessee.

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 908 Solley Dr. Nashville, TN 37216
(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 12th day of October, 2021.

N. Viddal

Noah Viddal, Authorized Agent

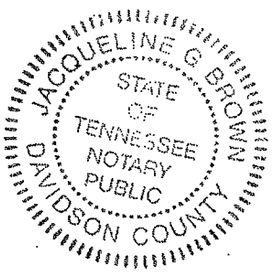
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 12th October 2021

Notary Public Jacqueline G Brown

My Commission Expires: 3-8-22



Certificate of Authenticity

I, Cari Allen, 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 10-12-21.

Cari Allen
Affiant Signature

10-12-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of October, 20 21.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22