WARRANTY DEED

Karen Johnson Davidson County
Batch# 742237 DEEDWARR
10/25/2021 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $739.63
20211025-0142814

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF October, 2021

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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
Phillip Daniel Hayes	New owner	
(NAME)	(NAME)	
4128 Lealand Ln		081060037700
(ADDRESS)	(ADDRESS)	
Nash, TN 37204		
(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(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Phillip Daniel Hayes,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 38 and the westerly 8 feet of Lot No. 39 on the Map of the Subdivision of the south part of the Nichol Property, in the 8th Civil District of said County, a plan of which is of record in Plan Book 2, page 49, Chancery Court at Nashville.

Said lot and part of lot adjoin and front together 58 feet on the northerly side of Seifreid Street, formerly Tucker Street and runs back between parallel lines, 150 feet to an alley.

(Note: there appears to be a 30 x 5 foot portion of Lot No. 37 shown as part of this parcel which has not found to be conveyed separately; titleholder owns the adjacent parcel 081006037700 which this would be a part of).

Being a part of the same property conveyed to MUSIC CITY FINANCIAL, LLC by Warranty Deed dated October 14, 2021, of record at Instrument No. 202110250142813 in the Register's Office of Davidson County, TN. Being previously conveyed to Fred W. Kelly, Sr. and wife, Janice Kelly by deed from Cynthia P. Henry of record in Book 9226, page 304, Register's Office for Davidson County, Tennessee, dated January 6, 1994 and recorded on January 21, 1994.

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

This is improved x unimproved property, known as 2304 Seifried St. Nashville, TN 37208
(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 15th day of October, 2021.

MUSIC CITY FINANCIAL, LLC

N. Viddal

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 **Authorized Agent_** of **MUSIC CITY FINANCIAL, LLC** the within named bargainor, a Texas Limited Liability Company, 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/herself as **Authorized Agent**.

WITNESS my hand and official seal at office this 15th day of October, 2021.

Jacqueline G Brown

Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Nemo new White, 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 10/15/21.

Affiant Signature

10/15/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of October, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22