Karen Johnson Davidson County
Batch# 743355 DEEDWARR
10/25/2021 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $758.13
20211025-0143473

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022 (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
Richard Block	Richard Block	
1150 Shelton Ave (NAME)	1150 Shelton Ave (NAME)	107-05-0-246.00
Nashville, TN 37216 (ADDRESS)	Nashville, TN 37216 (ADDRESS)	
(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 **Richard Block,** 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. 224 on the Plan of Bel-Air-Subdivision, Section 2 of record in Plat Book 2900, Page (s) 29 through 32, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 224 fronts 90 feet on the south side of Louanne Drive and runs back 91 feet on the west line and 129 feet on the east line to a dead line in the rear, measuring 79 feet thereon.

Being the same property conveyed to Music City Financial, LLC, a Texas limited liability company, by Warranty Deed dated October 20, 2021 of record at Instrument Number 202110250143472 in the Register's Office of Davidson County Tennessee.

Being previously conveyed to Truc Thanh Ho and Uyen Thanh Thi Ho, as tenants in Common with a Right of Survivorship, both unmarried persons by Warranty deed from William T. Brewington Jr., an unmarried person and Bobby Jeanne Brewington of record in Book 9745, page 699, Register's Office for Davidson County, Tennessee, dated July 26, 1995 and recorded on July 31, 1995.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Avigation Easement and Contract of record in Book 9745, Page 697, in the Register's Office for Davidson County, Tennessee, including those recorded in said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1903 Louanne Dr. Nashville, TN 37217
(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 20th day of October, 2021.

N. Viddal

Noah Viddal, Authorized Agent

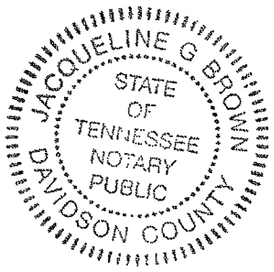
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 20th day of October 2021

Notary Public Jacqueline G Brown

My Commission Expires: 9-8-22



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 10/20/21.

Affiant Signature

10/20/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of October, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22