WARRANTY DEED

Karen Johnson Davidson County
Batch# 747028 DEEDWARR
10/29/2021 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $758.13
20211029-0145632

STATE OF Tennessee
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 15th DAY OF October, 2021

Notary Public

MY COMMISSION EXPIRES: 11-20-2023

(AFFIX SEAL)

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Matthew Eden	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
(NAME)	(NAME)	
335 Dupont Ave	335 Dupont Ave	043-05-0-106.00
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Madison TN 37115	
(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 **Matthew Eden** 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:

The following described tract of land first reserving unto ourselves a life estate in the following described property:

Land in Davidson County, Tennessee, being Lot No. 10, Block A on the Plan of Cedar Crest Estates, as of record in Book 974, Page 15, RODC, Tennessee.

Said Lot No. 10 fronts 101 feet on the Easterly side of Bixler Avenue and runs back between parallel lines, 191.5 feet to a deed line.

Being the same property as conveyed from MUSIC CITY FINANCIAL, LLC by Warranty Deed dated October 15, 2021 of record at 20211022-0142497 in said Register's Office, TN.

Being the same property conveyed to Mildred Ruth Long by Quitclaim deed from James H. Raymer and wife, Eva Lena Raymer of record in Book 11313, page 282, Register's Office for Davidson County, Tennessee, dated August 16, 1995 and recorded on January 27, 1999. (Value or consideration shown in aforementioned deed $0.00.)

Mildred Ruth Long Sloan died August 25, 2018, her estate being administered through Davidson County Probate Court, Docket No. 19P2063.

This conveyance is subject to all easements, restrictive covenants and conditions including those located 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 property, known as 710 Bixler Ave Madison, TN 37115
(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 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, 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 10/15/21.

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

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(Notary Seal)

My Commission Expires: 3-8-22