Karen Johnson Davidson County
Batch# 755478 DEEDWARR
11/16/2021 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $591.63
20211116-0152298

# WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF NOVEMBER, 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: 17613 Group LLC | SEND TAX BILLS TO: 17613 GROUP, LLC | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) 17613 W EAGLE DR | (NAME) 17613 W EAGLE DR | 04316003500 |
| (ADDRESS) GOODYEAR, AZ. 85338 | (ADDRESS) GOODYEAR AZ 85338 | |
| (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 DO TRANSFER AND CONVEY UNTO **17613 Group LLC, an Arizona 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:

**A tract of land in Davidson County, Tennessee, being Lot No. 33 and the Southerly 2 feet of Lot No. 32, Block "A" on the unrecorded plan of Myatt-Eagan Subdivision of Lot 9 and part of Lot 8 of the Anderson Land Improvement Company's Subdivision and described as follows:**

**BEGINNING at a point on the Westerly margin of Vandiver Drive, the common corner of Lots 33 and 44, being 100 feet Northerly from a concrete monument at the Northeast corner of Lot 1 on the Plan of record in Book 1424, page 107, Register's Office for said County; thence with the line between Lots 33 and 34, Southwesterly 187 feet to a point; at the corner of Lot 11, in the North line of Lot 5 on the said plan of record in Book 1424, page 107; thence along the East line of Lot 11 on said unrecorded plan; northwesterly 52 feet to a point; thence Northeasterly 187 feet to the Westerly margin of Vandiver Drive; thence with the margin of the sane Southeasterly 52 feet to the beginning.**

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, by warranty deed dated 4th day of November, 2021, of record at 202111160152297 in said Register's Office Tennessee.

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register of Deeds Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

This is unimproved / improved (x) property, known as 105 Vandiver Dr. Madison, TN 37115
(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 4th day of November, 2021.

MUSIC CITY FINANCIAL, LLC

N. Viddal

By: **Noah Viddal, Authorized Agent**

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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 to be the Authorized Agent of MUSIC CITY FINANCIAL, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the Authorized Agent.

WITNESS my hand and official seal at office this 4th day of November, 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 November 4th, 2021.

Affiant Signature

11/4/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of November, 2021.

Notary's Signature

(Notary Seal)

My Commission Expires: 9-8-22

202111160152298