Karen Johnson Davidson County
Batch# 760484 DEEDWARR
11/24/2021 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $599.40
20211124-0156050

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF November 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: Enkelejda Kokthi and Androkli Kokthi	SEND TAX BILLS TO: New owner	MAP PARCEL NUMBERS: 07110006600
(NAME)	(NAME)	
1860 Berwyn St	1860 Berwyn St.	
(ADDRESS)	(ADDRESS)	
Philadelphia, PA 1915	Philadelphia, PA 19115	
(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 **Enkelejda Kokthi and Androkli Kokthi,** 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 the northerly 41 1/2 feet of Lot No. 57 and the southerly 17 feet of lot No. 58 on the plan of J. B. Haynie's Cumberland Heights, as fo record in Book 57, Page 170, Regiser's Office for said County.

Said parts of Lots Nos. 57 and 58 front together 58 1/2 feet on the easterly side of Aline Avenue and run back between parallel lines, 125 feet to an alley.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by virtue of that certain Warranty Deed dated July 29, 2021, and being of record at Instrument No. 20210730-0103177 in the Register's Office of Davidson County, Tennessee.

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.

unimproved _
This is improved x property, known as 1307 Aline Ave Nashville, TN 37207
(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 18th day of November, 2021.

Music City Financial, LLC

By: Noah Viddal, Authorized Agent

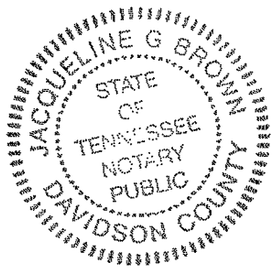
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 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/herself as **Authorized Agent_**.

WITNESS my hand and official seal at office this 18th day of November, 2021.

Notary Public

My Commission Expires: 1-8-22



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 11/18/21.

Holly A. Mason
Affiant Signature

11/18/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 18th day of November, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-8-22