Karen Johnson Davidson County
Batch# 767381 DEEDWARR
12/03/2021 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20211203-0160662

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 $314,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th 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 DRIVE	(NAME) 17613 W EAGLE DRIVE	07305010800
(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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF RIVERWOOD HEIGHTS SUBDIVISION, OF RECORD IN PLAT BOOK 1835, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Paul S. Koumanelis and Gladys Koumanelis, husband and wife, by virtue of that certain Warranty Deed dated August 31, 2010, and being of record at Instrument No. 20100903-0070313 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, herein by warranty deed dated 29th day of November, 2021, of record at 202112030160661 in said Register's Office Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register of Deed's 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 2315 Shadow Ln Nashville, TN 37216
(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 29th day of November, 2021.

MUSIC CITY FINANCIAL, LLC

N. Viddal

Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

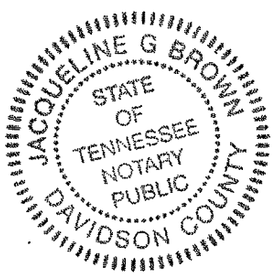
Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Noah Viddal., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of MUSIC CITY FINANCIAL, 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 29th day of November, 2021.

Jacqueline G Brown

Notary Public

My Commission Expires: 3-8-22



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 11/29/21.

Affiant Signature

11/29/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of November, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22