WARRANTY DEED

Karen Johnson Davidson County
Batch# 778510 **DEEDWARR**
12/22/2021 12:37:03 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20211222-0169263

DM-NR-21-13-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 01/09/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yellow Ball, LLC	New Owner	
(NAME)	(NAME)	**093 16 0 387.00**
650 Wedgewood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUSIC CITY FINANCIAL LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YELLOW BALL, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the Southerly twenty-eight (28) feet of lot numbered "eight" (8) and the Northerly eight (8) feet of lot numbered "nine" (9) in Block "G" in the Hermitage Addition to Nashville, as of record in Plat Book 57, Pages 42 and 43, of the Register's Office for Davidson County, Tennessee. Said parts of said lots front together thirty-six feet on the East side of Decatur Street and extend back in an Easterly direction between parallel lines 150 feet to an alley.

Being the same property conveyed to Arthur Powell and wife, Kate Powell, by Installment Deed from Bransford Realty Company, a Corporation, of record in Book 1171, Page 2, in the Register's Office of Davidson County, Tennessee, dated September 25, 1940 and recorded on October 07, 1940. The said Arthur Powell is now being deceased on June 19, 1961 in Davidson County, Tennessee.

Being the same property conveyed to Constance Lenore Swanson, by Quitclaim Deed from Kate Powell to Ann Callis, Trustee, and from Ann Callis, Trustee to Constance Lenore Swanson, of record in Book 6365, Page 436, in the Register's Office of Davidson County, Tennessee, dated August 27, 1980 and recorded on August 23, 1984.

Being the same property conveyed to Cream City Development, LLC, by Warranty Deed from Constance Lenore Swanson, of record in Instrument Number 20211119-0154348, in the Register's Office of Davidson County, Tennessee, dated November 12th, 2021 and recorded on November 11, 2021

Being the same property conveyed to Music City Financial LLC, by Warranty Deed from Cream City Development, LLC, of record in Instrument Number 20211222010092102, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **13 Decatur St, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 17 DAY OF DECEMBER, 2021.

Music City Financial, LLC

BY: N. Viddal

Noah Viddal
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NOAH VIDALL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of MUSIC CITY FINANCIAL LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212