Prepared by and return to:
Summit Title & Escrow, LLC
7110 Crossroads Blvd, Suite 300
Brentwood, TN 37027
615-252-5965

Karen Johnson Davidson County
Batch# 780620 DEEDWARR
12/28/2021 12:22:30 PM 4 pgs
Fees: $23.00 Taxes: $2,360.60
20211228-0170488

WARRANTY DEED

Effective as of 3rd **day of** December, **2021,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Music City Financial, LLC, a Texas Limited Liability Company,** hereinafter referred to as **Grantor**, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Si Jines Herbers,** hereinafter called the **Grantee**, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being the Easterly 42 feet of Lot No. 41 and the Westerly 70 feet of Lot No. 42 on the Plan of Richardson Place Subdivision, of record in Plat Book 547, Page 135, in the Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 41 and 42 adjoin and front together 112 feet on the Northerly side of Oak Hill Drive and run back between parallel lines 220 feet, more or less, to a deadline in the rear, measuring 112 feet thereon.

Being the same property conveyed to Malcom Sullivan, Jr. and Patricia L. Sullivan, Husband and Wife, by Quitclaim Deed from Patricia L. Sullivan, of record in Instrument No. 20140821-0076429, in the Register's Office of Davidson County, Tennessee, dated August 15, 2014, and recorded on August 21, 2014.

Being the same property conveyed to Patricia L. Sullivan, by Quitclaim Deed from Cora Lee Little, a widow, of record in Book 9117, Page 101, in the Register's Office of Davidson County, Tennessee, dated October 15, 1993, and recorded on October 15, 1993.

Being the same property conveyed to Dixie Little and wife, Cora Lee Little, by Warranty Deed from Randall Earl Griffith and wife, Mary Lee Griffith, of record in Book 3641, Page 579, in the Register's Office of Davidson County, Tennessee, dated October 09, 1963, and recorded on October 09, 1963. The said Dixie Little since deceased on July 10, 1979.

This real property being all, or part of the property conveyed by deed of record in **Instrument No.** 20211221-0168512 in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of Davidson County, Tennessee; together with the 2021 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Williamson County, State of Tennessee on this the 3rd day of December, 2021

GRANTOR:

Music City Financial, LLC

N. Viddal

BY: Noah Viddal, Authorized Signer

STATE OF TENNESSEE
COUNTY OF Williamson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Noah Viddal**, with whom I am personally acquainted (or who as proved to me based on satisfactory evidence) and who, upon oath, acknowledged such person to be a member and the authorized signer to execute the instrument for **Music City Financial, LLC,** the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Noah Viddal**, for the company as a member and Authorized Signatory.

WITNESS my hand and seal, at office in State and County named herein on this 3rd day of December 2021.

Mashon Fondren

Notary Public

My Commission Expires: 01/01/2024

MASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

New Owner Name and Address to: Si Jines Herbers 8 Covington Mission Viejo, CA 92692 949-422-8806 **Property Address:** 1903 Oakhill Drive Nashville, TN 37206 **Mail tax bills to:** Si Jines Herbers 8 Covington Mission Viejo, CA 92692 949-422-8806 **Parcel I.D. Numbers:** 083 10 0 318.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$638,000.00** **AFFIANT** Subscribed and sworn to before me this 3 day of December, 2021 **NOTARY PUBLIC** Commission expires: 3/13/22

CASSANDRA TUCKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN MY COMM. EXP. 03-13-22

Tennessee Certification of Electronic Document

I, John Zelinka, 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 December 3, 2021 (date of document).

Affiant Signature

12/21/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 21st day of December, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

