Karen Johnson Davidson County
Batch# 785670 DEEDWARR
01/10/2022 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,283.90
20220110-0002415

WARRANTY DEED

ELISSA SCHMIDT
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 $347,000.00

Josephine Nardez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF DECEMBER, 2021.

Elissa Schmidt
Notary Public

MY COMMISSION EXPIRES: 9/8/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy McGinty	New Owner	
(NAME)	(NAME)	06104005000
4911 Log Cabin Rd.	1130 Secretariat Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Mt. Juliet, TN 37122	
(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), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roy McGinty, married,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 20 on the Plan of Marina C. McGaughey's Second Subdivision of a part of Tract No. 4 in A.J. McGaughey's Second Maysboro Subdivision, not of record, described according to a survey made by S.R. Sanford, Jr., Civil Engineer, June 30, 1938, as follows:

Beginning on the westerly margin of Log Cabin Road, as widened, formerly Fergusson Avenue, at a point 515.7 feet north of the northerly margin of Maysboro Road, said point being the corner of Lots Nos. 19 and 20; thence with the line between said two lots westwardly 207..3 feet to the easterly line of Lot No. 10; thence with the easterly line of Lots Nos. 10 and 9, northwardly 100.05 feet to the southwest corner of Lot No. 21; thence with the line between Lots Nos. 20 and 21 eastwardly 201.4 feet to the westerly margin of said Road; thence with said Road south-wardly 100 feet to the beginning.

Being a portion of the same property conveyed to MUSIC CITY FINANCIAL, LLC by Warranty Deed dated December 29, 2021 of record at Instrument No. _20220110000241 4_____ in the Register's Office of Davidson CountyBeing the same property conveyed to St. Ann's Episcopal Church, by virtue of that certain Will Deed dated November 10, 1974, and being of record at Instrument No. 20210421-0053307 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 4911 Log Cabin Rd. Nashville, TN 37216
(unimproved)
(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 28th day of December, 2021.

MUSIC CITY FINANCIAL, LLC

N. Viddal

By: Noah Viddal, Authorized Agent

STATE OF Texas
COUNTY OF Guadalupe

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 authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Music City Financial, LLC.

WITNESS my hand and official seal at office this 28 day of December, 2021.

Joyce Schuerg
Notary Public

My Commission Expires:

JOYCE SCHUERG
My Notary ID # 4646404
Expires July 6, 2025

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 12/29/21.

Affiant Signature

12/29/21
Date

State of Tennessee
County of Davidson

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

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 3.8.22