Karen Johnson Davidson County
Batch# 809733 DEEDWARR
02/23/2022 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220223-0020305

# WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF February, 2022

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

SHERYL A. CALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: Hudson SFR Property Holdings III LLC | SEND TAX BILLS TO: New Owner | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) 2711 N. Haskell, Ste 2100 | (NAME) 2711 N. Haskell #2100 | 161100A05000CO |
| (ADDRESS) Dallas, TX 75204 | (ADDRESS) Dallas TX 75204 | |
| (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 BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hudson SFR Property Holdings III LLC,** 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 Lot Number 69 on the Plan of Phase One Villages of Brentwood of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**Being the same property conveyed to Music City Financial, LLC, by Warranty Deed from Daniell L. Mackie of record in Instrument Number 202202230020304, dated February 10,, 2022, Register's Office for Davidson County, Tennessee.**

**Being the same property previously conveyed to Danielle L. Mackie, an unmarried woman, by virtue of that certain Warranty Deed dated April 28, 2005, and being of record at Instrument No. 20050504-0050064 in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at Subject to all matters of record in Plat Book 5200, Page 613, in the Register's Office of Davidson County, Tennessee; Declaration of Restrictions, Protective Covenants and Easements recorded at Book 6143, Page 11, Book 6398, Page 495 and Book 8507, Page 831, in the said Register's Office; Charter recorded at Book 6158, Page 352, Book 7599, Page 614, Book 7936, Page 332, Book 8152, Page 927 and Book 8163, Page 593, in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 5300 Village Way Nashville, TN 37211
(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 10th day of February, 2022.

N. Viddal

**Noah Viddal, Authorized Agent**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

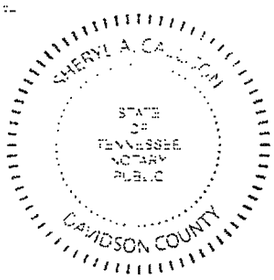
Before me, a Notary Public of said County and State, personally appeared Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Agent of Music City Financial, LLC, the within named 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 as Authorized Agent.

Witness my hand and official seal, this 10th of February 2022.

Notary Public Sheryl A Carlson

My Commission Expires: 11-3-25

@.



**Certificate of Authenticity**

I, Holly A Nasar, 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 2/10/22.

Affiant Signature

2/10/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 10th day of February, 2022.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 7-8-22