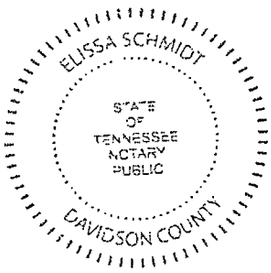
Karen Johnson Davidson County
Batch# 809802 DEEDWARR
02/23/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220223-0020421

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF FEBRUARY, 2022.

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
Hudson SFR Property Holdings III LLC	New Owner	
(NAME) 2711 N Haskell Ave., Ste. 2100	(NAME) 2711 N Haskell Ave., Ste. 2100	07605015500
(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/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hudson SFR Property Holdings III LLC, a Delaware Limited Liability Company,** 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. 3 on the Plan of Ashley Place, as shown of record in Book 7900, Page 123, as amended by Certificate of Correction, of record in Book 8307, Page 239, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC by Warranty Deed dated _____ of record at Instrument No. 202202230020420____ in the Register's Office of Davidson County, Tennessee. Being the same property previously conveyed to Patrice Herring, unmarried, by virtue of that certain Warranty Deed dated May 19, 2005, and being of record at Instrument No. 20050713-0081163 in the Register's Office of Davidson County, Tennessee. *Patrice Herring is now known as and is one and the same person as Patrice Coleman.

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 unimproved property, known as 4713 Ashley Way Hermitage, TN 37076
(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 9 day of February, 2022.

MUSIC CITY FINANCIAL, LLC

By: Noah Viddal, Authorized Agent

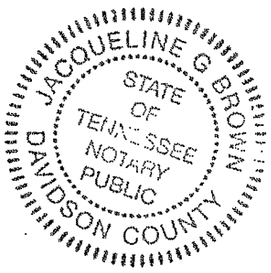
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 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 9th day of February, 2022.

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 2/9/22.

Affiant Signature

2/11/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th day of February, 2022

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 9-8-22