WARRANTY DEED

Karen Johnson Davidson County
Batch# 816461 DEEDWARR
03/07/2022 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220307-0025620

J-VR-22-2309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-23 (AFFIX SEAL)

SHEILA A. CALLICOTT
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

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)
Music City Financial, LLC	**New Owner**	
(NAME) 2309 Heiman St	(NAME) 828 Royal Pkwy #204	**081-14-0-175.00**
(ADDRESS) Nashville TN 37209	(ADDRESS) Nashville, TN 37214	
(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, **2309 HEIMAN ST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of The Boyd McNairy's Addition, recorded on the Fly Leaf of Book 16, Register's Office for Davidson County, Tennessee, and being shown as part of the unnumbered tract on the Plat of Mrs. Clarks Subdivision of record in Plat Book 332, Page 27, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Bosley Pike at the Northeast corner of said Lot No. 40 and the Southwest corner of said pike, and a 10 foot alley as shown on the plan of Henry Harding's Addition, of record in Book 332, Page: 8, Register's Office for said county, thence Southerly along the Westerly margin of said alley, 149 feet more or less to an alley; thence Westerly along the North margin of said alley, 58 feet 4 inches to the Southeast corner of the property conveyed to M.P. Clark and wife, to Robert Clark, of record in Book 182, page 487; Thence along Clark's Easterly Line, 149 feet more or less to the Southerly margin of Bosley Pike; thence Easterly along said pike, 58 feet 4 inches to the Beginning.

Being the same property conveyed to 2309 Heiman St, LLC, a Tennessee limited liability company by Warranty deed from Family Venture Partners I, LP of record in Instrument No. 20170829-0088679 Register's Office for Davidson County, Tennessee, dated August 25, 2017 and recorded on August 29, 2017.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 27, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170811-0082652, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2309 Heiman Street, Nashville, Tennessee 37208**.

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 22 DAY OF FEBRUARY, 2022.

2309 Heiman St, LLC

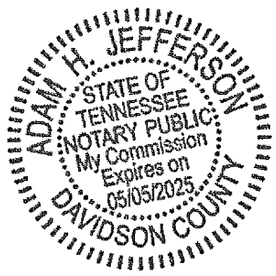
BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 2309 HEIMAN ST, 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 22nd of February, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

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 2/22/22.

Affiant Signature

2/22/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of February, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22