WARRANTY DEED

Karen Johnson Davidson County
Batch# 816461 DEEDWARR
03/07/2022 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220307-0025621

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11 3 21

(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: Yellow Ball Development, GP	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	New Owner	
1650 Wedgewood Ave (NAME)	1650 Wedgewood Ave (NAME)	08114017500
Nashville, TN 37203 (ADDRESS)	Nashville, TN 37203 (ADDRESS)	
(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), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Yellow Ball Development, GP,** 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:

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 Music City Financial, a Texas limited liability company by Warranty Deed dated _____ day of February, 2022 of record at _____202203070025620_____ in said Register's Office, Tennessee.

Being the same property previously 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 all easements, restrictive covenants and conditions including those located at Subject to all matters shown on the Plan of Record in Plat Book 332, Page 27, Register's Office for Davidson County, Tennessee; Rights and easements of adjoining land owners in any party wall(s) located on the insured property, and all other matters of record, including items set out on any applicable plan of record.

This is improved x property, known as 2309 Heiman St. Nashville, TN 37208
(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 22 day of February, 2022.

N. Viddal

Noah Viddal, Authorized Agent

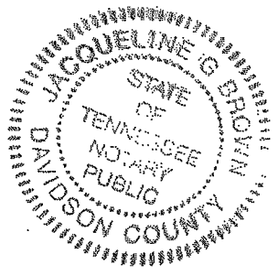
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 22nd day of February 2022

Notary Public Jacqueline G Brown

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 2/22/22.

Affiant Signature

2/22/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of February, 20 22.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 9-8-22