Karen Johnson Davidson County
Batch# 846198 DEEDWARR
04/27/2022 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20220427-0048434

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(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
Leverick Homes LLC	New Owners	
(NAME) P.O. Box 331045	(NAME) P.O. Box 331045	09109008300
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(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 **Leverick Homes 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:

Land in Davidson County, Tennessee, being part of Lot Nos. 44 and 45 on the map of T.M. Nall's Subdivision as of record in Plat Book 421, Page 63, of the Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the Westerly margin of Nall Avenue 100 feet from the Northwest corner of said Avenue and Deal Avenue, being the Northeast corner of the property conveyed to Troy B. Jackson and wife, by Deed from R.R. Oakley, as of record in Book 1681, Page 316, Register's Office for Davidson County, Tennessee; thence Westerly with Jackson's Northerly line parallel to the North margin of Deal Avenue, 150 feet Jackson's Northwest corner; thence North parallel to the West line of Nall Avenue 60 feet; thence East 150 feet to the West margin of Nall Avaenue; thence with said Avenue South 60 feet to the beginning.

Being the same property conveyed to Music City Financial, LLC, a Texas limited liability company, by virtue of that certain Warranty Deed dated _____, 2022, and being of record at Instrument No. _____202204270048433_____, in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Courtney L Corlew, unmarried, by virtue of that certain Warranty Deed dated October 25, 2019, and being of record at Instrument No. 20191028-0109936 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including Subject to all matters of record in Plat Book 421, Page 63, in the Register's Office of 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 565 Stevenson St. Nashville, TN 37209
(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 18 day of April, 2022.

MUSIC CITY FINANCIAL, LLC

N. Viddal

By: 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 4-18-22

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

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 4/18/22.

Affiant Signature

4/18/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 18 day of April, 2022.

Notary's Signature (Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25