Karen Johnson Davidson County
Batch# 848933 DEEDWARR
05/02/2022 09:44:24 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20220502-0050476

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-3-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0286

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hudson SFR Property Holdings III, LLC	NEW OWNER	Map: 08603006900
(NAME) 2711 N. Haskell, Suite 2100	(NAME) NEW OWNER	
(ADDRESS) Dallas, TX 75204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($390,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MUSIC CITY FINANCIAL, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HUDSON SFR PROPERTY HOLDINGS III, LLC,

HEREINAFTER CALLED THE GRANTEES, 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. 65, on the Plan of Ridgemere, of record in Plat Book 6250, Pages 937, 938 and 939, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Music City Financial, LLC, by deed from Thomas L. Riley, of record in Instrument No. 20220502-0050475, dated April 29, 2022, Register's Office for said County. And being the same property conveyed to Thomas L. Riley and wife, Faye Riley, by deed from John P. Carpenter and wife, Barbara J. Carpenter, of record in Book 8423, Page 101, dated August

16, 1991, Register's Office for said County. The said Faye Riley having since died May 2, 2016, and title vested in Thomas L. Riley as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 937, 938, and 939, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6925, Page 941, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 545 Old Lebanon Dirt Rd., Hermitage, TN 37076
(House No.) (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 our hands this 26th day of April, 2022.

Music City Financial, LLC

BY: _____
Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Noah Viddal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Authorized Agent respectively of Music City Financial, LLC the within named bargainer, and that he/she as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of April, 2022.

My Commission Expires: 3-3-26

_____
Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY