Karen Johnson Davidson County
Batch# 859155 DEEDWARR
05/19/2022 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $443.63
20220519-0058194

WARRANTY DEED

ASHLEE D. PAGE
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 $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(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
MPES2, LLC	MPES2, LLC	
(NAME)	(NAME)	
39 HALSEY DRIVE	39 HALSEY DRIVE	051150A07900CO
(ADDRESS)	(ADDRESS)	
OLD GREENWICH, CT 06870	OLD GREENWICH, CT 06870	
(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, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MPES2, 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:

A certain condominium apartment, being Unit No. N-79 as shown on the Exhibit C of the Master Deed for the Quail Creek Homeowners Association, a Horizontal Property Regime with Private Elements as of record in Book 6328, Page 44, Register's Office for said Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowner's Association, all as described in Book 6328, Page 44, et seq., said Register's Office.

Being the same property conveyed to 1/4 interest to Joan Cunningham Goode, 1/4 interest to Helen Cunningham Bahlman, 1/4 interest to Sherry Addison Corlew, 1/8 interest to Collins Addison and 1/8 interest to Michelle Addison, by virtue of that certain Trustee's Quit Claim Deed dated December 26, 2021, and being of record at Instrument No. 20211223-0170143, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to The Ricky Dale Addison Trust, Cumberland Trust and Investment Company Trustee, by virtue of Warranty Deed dated April 13, 2015 at Instrument No. 20150415-0033137.

Being the same property previously conveyed to MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, by virtue of Warranty Deed at Instrument No. ____202205190058193_____, in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for 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 420 Walton Lane Apt N79 Madison, TN 37115
(unimproved) (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 9th day of May, 2022.

MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY

N. Viddal

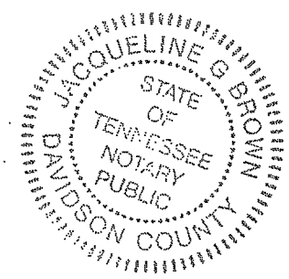
Noah Viddal, Authorized Agent

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 officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the Authorized Agent.

WITNESS my hand and official seal at office this 9th day of May, 2022.

Jacqueline G Brown
Notary Public
My Commission Expires: 11/3/25



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 5/9/22.

Affiant Signature

5/9/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of May, 2022.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature (Notary Seal)

My Commission Expires: 11/08/2022