Karen Johnson Davidson County
Batch# 860697 DEEDWARR
05/23/2022 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,198.43
20220523-0059643

WARRANTY DEED

ELISSA SCHMIDT
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 $323,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF April, 2022.

Elissa Schmidt
Notary Public

MY COMMISSION EXPIRES: 7/8/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Daniel Hayes	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 4123 Lealand Ln	(NAME) 4123 Lealand Lane	06114010200
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(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 **Daniel Hayes**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot NO. 20 on the Map of Baxter Heights, of record in Book 2083, Page 94, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at apoint int he westerly margin fo Burrus Street at the corner of Lots 20 and 21; thence with the line between said lots westerly 186.9 feet to the east line of Lot 19; thence with the line between Lots 19 and 20, southerly 74.43 feet to the north margin of Oak Street; thence with the margin of the same easterly 138 feet to the beginning of a curve; thence around said curve, northeasterly 28.34 feet to the west margin of Burrus Street; thence with the margin of Burrus Street; thence with the margin of the same, northerly 58.58 feet to the point of beginning.

Being the same property conveyed to Music City Financial, LLC, a Texas limited liability company, by virtue of Warranty Deed dated _____, 2022 of record at _____202205230059642_____, in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to William Eugene Mingle, Robert Henry Grady Mingle and Charles Hutton Mingle to each a 1/4 interest and to Elizabeth Marlene Hoppe 1/4 interest and reserves to herself a Life Estate, by virtue of that certain Quit Claim Deed dated June 22, 1994, and being of record at Book 9385, Page 758 and Quit Claim Deed 10741, Page 404 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 2083, Page 94, 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 3823 Burrus St. Nashville, TN 37206
(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 22nd day of April, 2022.

MUSIC CITY FINANCIAL, LLC

N. Viddal

By: Noah Viddal, Authorized Agent

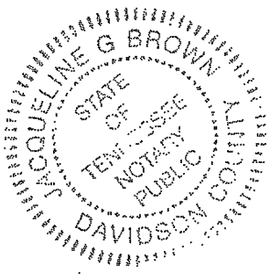
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 22nd day of April 2022

Notary Public Jacqueline G Brown

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 4/26/22.

Affiant Signature

4/26/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of April, 2022

Jacqueline G. Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25