Karen Johnson Davidson County
Batch# 869283 DEEDWARR
06/09/2022 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20220609-0065976

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-2824

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

State of TENNESSEE
County WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $329,900.00

Affiant

Subscribed & sworn to before me, this 1st day of June, 2022

Notary Public

My Commission Expires: _____

Property Address: 1601 Northview Avenue, Nashville, TN 37216 **Map/Parcel Number:** 072 14 0 276.00	**Name & Address of New Owner** Matt Justice 1217 Chinook Circle, Clarksville, TN 37042	**Send Tax Bills To:** Matt Justice 1217 Chinook Circle, Clarksville, TN 37042

Effective as of **31st day of May, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Music City Financial LLC, a Texas Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Matthew Justice** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the unrecorded Map of O.A. Pickup's Subdivision of Lot No. 1 Cahal Property which Cahal Subdivision is of record in Book 57, Page 150, Register's Office for said County, described as to-wit:

Beginning at the Northeast Intersection of Northview Avenue and Cahal Avenue; thence Easterly along the Northerly line of Cahal Avenue 141 feet to the common corner of Lots 4 and 5 thence with the line between said lots Northerly parallel to the Easterly margin of Northview Avenue 69 feet to the common corner of Lots Nos. 3 and 4 thence with the line between said lots Westerly 141 feet to the Easterly margin of Northview Avenue thence with the margin of the same Southerly 69 feet to the point of beginning.

Being the same property conveyed to Music City Financial LLC, a Texas Limited Liability Company by Warranty Deed from Karen Eben, Trustee of The Marian J. Mayberry Irrevocable Catastrophic Illness Trust of record in Instrument No. 202206090065975, Register's Office for Davidson County, Tennessee.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this _____ day of May 2022

GRANTOR:

Music City Financial LLC, a Texas Limited Liability Company

By: N. Viddal

Noah Viddal, Authorized Signer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, KRISTEN GEVINSKI **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 such person to be Authorized Signer of Music City Financial LLC, the within named bargainor, a Limited Liability Company, and that such Noah Viddal as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.**

Witness my hand and seal, at office in BRENTWOOD **this** 31ST **day of** MAY **, 2022.**

Kristen Gevinski

Notary Signature

Printed Name: KRISTEN GEVINSKI

My commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

Certificate of Authenticity

I, Katelynn King, 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 6/02/2022.

Date

Katelynn King

Affiant Signature

6/02/2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 2nd day of June, 2022.

Kristen Gevinski

Notary's Signature

My Commission Expires: 10/26/25

Date

Notary's Seal (if on paper)

