Karen Johnson Davidson County
Batch# 893822 DEEDWARR
07/26/2022 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20220726-0085185

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 $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF JULY, 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
Rich Harris	Rich Harris	
(NAME)	(NAME)	
4525 Harding Pike	4525 Harding Pk Suite 257	09114000800
(ADDRESS)	(ADDRESS)	
Suite 257		
Nashville, TN 37205	Nashville, TN 37205	
(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), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rich Harris,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 the westerly 125 feet of Lot No. 187, as shown on the map entitled West Nashville Heights, of record in Book 332, page 127, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said portion of Lot No. 187 is comprised of both the northerly 25 feet and southerly 25 feet of the westerly 125 feet, and fronts a combined total of 50 feet on the easterly side of Newton Avenue and extends back between parallel lines 125 feet to a dead line.
Being
all or a portion of the same property conveyed to MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company by Warranty Deed dated _____ of record at Instrument No. _202207260085184_____ in the Register's Office of Davidson County, Tennessee. Being the same property previously conveyed to ELLEN DILLON AND WILLIAM W. DILLON, JR., TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from PAUL RIGBY, of record as Instrument No. 20080318-0027282, dated March 14, 2008, said Register's Office. ELLEN DILLON died on or about May 16, 2021, leaving WILLIAM W. DILLON, JR. as the surviving tenant by the entirety.

Being the same property conveyed to Ellen Dillon & Will W. Dillon, Jr., Tenants in Common with Right of Survivorship, by virtue of that certain Warranty Deed dated March 14, 2008, and being of record at Instrument No. 20080318-0027282 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 512 Newton Ave 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 25th day of July, 2022.

MUSIC CITY FINANCIAL, LLC

N. Viddal

By: 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 authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of MUSIC CITY FINANCIAL, LLC.

WITNESS my hand and official seal at office this 25th day of July, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/9/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
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 the 25 day of July, 2022.

Holly A Mason
Affiant Signature

7/25/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of July, 2022.

Cari Allen
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