TRUE + CERTIFIED

Karen Johnson Davidson County
Batch# 894399 DEEDWARR
07/27/2022 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20220727-0085545

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-22-3461

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 $314,900.00

Affiant

Subscribed & sworn to before me, this 26th day of July, 2022

Notary Public

My Commission Expires: _____

Property Address: 815 Westchester Drive, Madison, TN 37115 **Map/Parcel Number:** 042 09 0 093.00	**Name & Address of New Owner** Clean Foreclosures USA, LLC 12465 Danesfeld Drive Alpharetta, GA 30004	**Send Tax Bills To:** Clean Foreclosures USA, LLC 12465 Danesfeld Drive Alpharetta, GA 30004

Effective as of **22nd day of July, 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 **Clean Foreclosures USA, LLC, a Georgia Limited Liability Company** 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. 39 on the Plan of Section Two, Kemper Heights, as of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee. Said Lot No. 39 fronts 75 feet on the Southerly side of Westchester Drive and runs back between lines, 227.4 feet on the Westerly line and 209.3 feet on the Easterly line, to a dead line in the rear, on which it measures 76.5 feet.

Being the same property conveyed to Music City Financial, LLC a Texas Limited Liability Company, by deed from Amanda Chantell Green and James Franklin Brothers Heirs of the Estate of James R. Brothers, of record in Instrument Number __202207270085544____, of the Register's Office of 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 Madison**, 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 19TH day of July 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.**

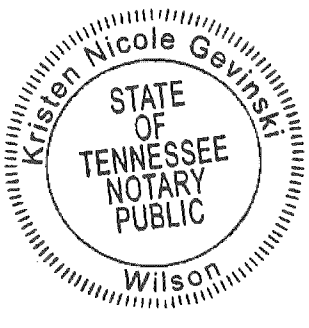
Witness my hand and seal, at office in BRENTWOOD **this** 19TH **day of** JULY**, 2022.**

Kristen Gevinski

Notary Signature

Printed Name: KRISTEN GEVINSKI

My commission expires: 10/26/25



Certificate of Authenticity

I, Katelynn Kiara, 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 7/26/2022

Date

Katelynn Kiara

Affiant Signature

7/26/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day July, 2022.

of

Robert Graves

Notary's Signature

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2024

My Commission Expires: Date

Notary's Seal (if on paper)