WARRANTY DEED

Karen Johnson Davidson County
Batch# 895353 DEEDWARR
07/28/2022 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20220728-0086194

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Steven B Sharp and Alexander B Sharp	new owner	
(NAME)	(NAME)	121-00-0-085.00
2730 Couchville Pk		
(ADDRESS)	(ADDRESS)	
Nash TN 37217		
(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 **Steven B Sharp, and Alexander B Sharp** , 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:

Being a tract of land lying in Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set on the northerly right-of-way line of Couchville Pike, width varies, at a corner common with Carole Ann Kirchner Collins, as of record in Deed Book 5401, Page 811, at the Register's Office for Davidson County, Tennessee; Thence with the northerly right-of-way line of Couchville Pike North 80 deg 53 min 05 sec West, 138.25 feet to an iron rod set at a corner common with Joanne Westerfield, as or record in Deed Instrument No. 20150925-0097653, at said Register's Office; Thence leaving the northerly right-of-way line of Couchville Pike with the easterly property line of Joanne Westerfield, North 12 deg 35 min 51 sec East, 175.00 feet to an existing iron rod on the southerly property line of D.W. Walker, as of record in Deed Book 5224, Page 152, at said Register's Office;
Thence with the southerly property line of D.W. Walker, South 81 deg 01 min 43 sec East, 126.00 feet to an existing iron rod on the westerly property line of said Carole Ann Kirchner Collins; Thence with the westerly property line of Carole Ann Kirchner Collins, South 08 deg 35 min 07 sec West, 175.00 feet to the point of beginning, Containing 23,099 square feet (0.53 acres more or less). Legal derived from Survey completed on June 30, 2022, by Michael H. Charette TNRLS # 2048.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, by Warranty deed from GENEVA CARTER of record in Instrument Number 202207280086193, Register's Office for Davidson County, Tennessee,.

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.

unimproved
This is improved x property, known as 2730 Couchville Pike Nashville, TN 37217
(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 27th day of July, 2022.

MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY

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 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 27th day of July, 2022.

Notary Public

My Commission Expires: 11/3/25

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 27 day of July, 2022.

Affiant Signature

2/27/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of July, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY