Karen Johnson Davidson County
Batch# 897353 DEEDWARR
08/02/2022 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220802-0087867

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

File Number: 22060592

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

Subscribed and sworn to before me, this 29th day of July, 2022.

Notary Public
My Commission Expires: 10/26/25

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Music City Financial, LLC, a TEXAS LIMITED LIABILITY COMPANY	Music City Financial, LLC	106-13-0-154.00
2108 Sadler Avenue	828 Royal Parkway, Ste. 204	
Nashville, TN 37210	Nashville, TN 37214	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph Saldana, married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Music City Financial, LLC, a TEXAS LIMITED LIABILITY COMPANY, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being the south part of Lot 75 on the map of Sadler Place, as of record in Plat Book 332, Page 31, Register's Office for said County, described as follows:

Beginning on the easterly margin of Sadler Avenue at the corner of Lot Nos. 75 and 76, thence with the easterly margin of said Avenue northwardly 110 feet to a point, being 50 feet South from the southerly margin of Transportation Street; thence southeastwardly 178.4 feet, more or less, to an alley, said point being 30 feet south of the southerly margin of Transportation Street. thence southwardly with said alley 38.5 feet to the corner of Lot Nos 75 & 76; thence with the line between said two lots westwardly 165 feet to the point of beginning.
Being the same property conveyed to Irvin E Pasley, Unmarried by Warranty deed from L and L Property of record in Instrument No. 20020325-0035676 Register's Office for Davidson County, Tennessee, dated March 20, 2002 and recorded on March 25, 2002.
Tammy Saldana joins in with marital interest and conveys any and all rights to said property.

Being the same property conveyed to Joseph Saldana, a single person by Quitclaim deed from Irvin E. Pasley, a married person of record in Instrument No. 20040819-0100192 Register's Office for Davidson County, Tennessee, dated August 17, 2004 and recorded on August 19, 2004.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2108 Sadler Avenue, Nashville, TN 37210.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of July, 2022.

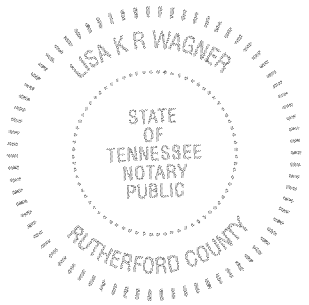
Joseph Saldana

Tammy Saldana

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joseph Saldana and Tammy Saldana, husband and wife with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 29th day of July, 2022.



Notary Public at Large
My Commission Expires: Sept. 21, 2024

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 July 29, 2022.

Date

Katelynn King

Affiant Signature

Aug. 1st, 2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 1st day of August, 2022.

Kristen Gevinski

Notary's Signature

My Commission Expires: 10/26/25

Date

Notary's Seal (if on paper)

