Karen Johnson Davidson County
Batch# 897353 DEEDWARR
08/02/2022 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20220802-0087868

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-22-3603

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 $279,900.00

Affiant

Subscribed & sworn to before me, this 29 day of July, 2022

Notary Public

My Commission Expires: _____

Property Address: 2108 Sadler Avenue, Nashville, TN 37210 **Map/Parcel Number:** 106 13 0 154.00	**Name & Address of New Owner** M&F Properties LLC 915 Goodbar Drive Nashville, TN 37217-1816	**Send Tax Bills To:** M&F Properties LLC 915 Goodbar Drive Nashville, TN 37217-1816

Effective as of **29th 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 **M&F Properties LLC, a Tennessee 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 the South part of Lot No. 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 Music City Financial, LLC a Texas Limited Liability Company by Warranty Deed from Joseph Saldana, a single person, of record in Instrument No. _____20220802008786 7_____, in 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 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 29 day of July 2022

GRANTOR:

Music City Financial LLC, a Texas Limited Liability Company

By: _____
Noah Viddal, Authorized Signer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Katelynn King **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 Williamson County, **this** 29 **day of** July, **2022.**

_____
Notary Signature

Printed Name: Katelynn King

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

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)

