Karen Johnson Davidson County
Batch# 905929 DEEDWARR
08/22/2022 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $915.38
20220822-0094274

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Clean Foreclosures USA, LLC	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 12465 Danesfield Drive	(NAME) 12465 Danesfield Drive	04209008100
(ADDRESS) Alpharetta, GA 30004	(ADDRESS) Alpharetta, GA 30004	
(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 **Clean Foreclosures USA, LLC, A GEORGIA LIMITED LIABILITY COMPANY** , 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:

Land in Davidson County, Tennessee, being Lot No. 74 of Kemper Heights, Section 1, of record in Book 2331, Page 65 and 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 75.9 feet of the southeasterly side of Westchester Drive and runs back 240 feet on the southwesterly l ine and 232.9 feet on the northeasterly line to a dead line in the rear, measuring 56.6 feet thereon.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, by virtue of that certain Warranty Deed dated August 18, 2022, and being of record at Instrument No. 202208220094273, in the Register's Office of 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.

This is improved x property, known as 921 Westchester Dr. Madison, TN 37115
(unimproved _)
(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 18th day of August, 2022.

MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY

N. Viddal Authorized Agent

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 18th day of August, 2022.

Jacqueline G Brown

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 August 18, 2022.

Affiant Signature

8/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of August, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022