DocuSign Envelope ID: E432F610-5CF3-4848-906C-BAAC43809018

Karen Johnson Davidson County
Batch# 911842 DEEDWARR
09/02/2022 08:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20220902-0098973

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-22-3841

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

State of Tennessee
County Williamson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed & sworn to before me, this 1st day of September 2022

Notary Public

My Commission Expires: 10/26/25

Property Address: 105 Vandiver Drive, Madison, TN 37115 **Map/Parcel Number:** 043 16 0 035.00	**Name & Address of New Owner** Noah P. Viddal 828 Royal Parkway, Suite 204 Nashville, TN 37214	**Send Tax Bills To:** Same as new owner.

Effective as of **31st of August, 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, **17613 Group LLC, an Arizona Limited Liability Company,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Noah P. Viddal, a married person, as their sole and separate property** 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:

A tract of land in Davidson County, Tennessee, being Lot No. 33 and the Southerly 2 feet of Lot No. 32, Block " A " on the unrecorded plan of Myatt-Eagan Subdivision of Lot 9 and part of Lot 8 of the Anderson Land Improvement Company's Subdivision and described as follows:

Beginning at a point on the Westerly margin of Vandiver Drive, the common corner of Lots 33 and 44, being 100 feet Northerly from a concrete monument at the Northeast corner of Lot 1 on the Plan of record in Book 1424, Page 107, Register's Office for said County; thence with the line between Lots 33 and 34, Southwesterly 187 feet to a point; at the corner of Lot 11, in the North line of Lot 5 on the said plan of record in Book 1424, Page 107; thence along the East line of Lot 11 on said unrecorded plan; Northwesterly 52 feet to a point; thence Northeasterly 187 feet to the Westerly margin of Vandiver Drive; thence with the margin of the same Southeasterly 52 feet to the beginning.

Being the same property conveyed to 17613 Group LLC, an Arizona Limited Liability Company, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of

DocuSign Envelope ID: E432F610-5CF3-4848-906C-BAAC43809018

record in Instrument No. 20211116-0152298, in the Register's Office of Davidson County, Tennessee, dated November 4, 2021 and recorded on November 16, 2021.

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 31st day of August, 2022

GRANTOR:

17613 Group LLC, an Arizona Limited Liability Company

DocuSigned by:
By: Stanley Singley
Stanley Singley, Managing Member

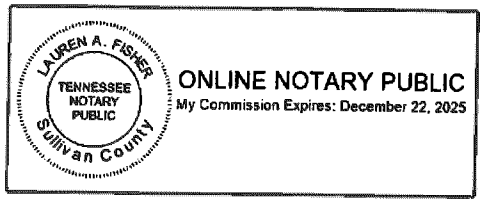
STATE OF TENNESSEE
COUNTY OF SULLIVAN

Before me, Lauren Fisher, notary public of the state and county mentioned, personally appeared by audio-video communication, Stanley Singley, 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 Managing Member of 17613 Group LLC, the within named bargainor, a Limited Liability Company, and that such Stanley Singley as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, this 31st day of August, 2022.

DocuSigned by:
Lauren Fisher
Notary Signature

DocuSign Envelope ID: E432F610-5CF3-4848-906C-BAAC43809018



Printed Name: Lauren Fisher

My commission expires: 12/22/2025

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 8/31/2022.

Date

Katelynn King

Affiant Signature

9/1/2022

Date

State of TN

County of WILLIAMSON

Sworn to and subscribed before me this 1ST day of SEPTEMBER, 2022.

Kristen Gevinski

Notary's Signature

My Commission Expires: 10/26/25

Date

Notary's Seal (if on paper)

