WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$284,900.00.**

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Beth Busch
AFFIANT
SUBSCRIBED AND SWORN TO ME ON 8TH DAY OF SEPTEMBER, 2022.

J. Kaye Clark
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/24

Karen Johnson Davidson County
Batch# 914595 DEEDWARR
09/09/2022 11:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.13
20220909-0101180

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2138

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Springdale Development, LLC 1915 Scott Avenue Nashville, TN 37206	NEW OWNER	072 14 0 382.00

For and in consideration of the sum of Two Hundred Eighty-Four Thousand Nine Hundred And 0/100 ($284,900.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

SPRINGDALE DEVELOPMENT, LLC, A TENNESSEE LIMTED LIABILITY COMPANY

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 37, on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for said County, being Lot No. 6 on the Plan of "Elbon" not of record.

Beginning on the easterly margin of Scott Avenue at a point 269 feet north of the northerly margin of Straightway Avenue, said point being the corner of Lots Nos. 5 and 6; thence with the easterly margin of Scott Avenue, North 3 deg. East 50 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots, eastwardly 175 feet; thence South 3 deg. West 50 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, westwardly 175 feet to the beginning.

BEING the same property conveyed to Music City Financial, LLC, a Texas limited liability company by Warranty Deed from Sue Colley Crowder, dated September 8, 2022, recorded on September 9, 2022, in Instrument No. 20220909-0101073 Register's Office for Davidson County, Tennessee. Also, being a p/o, the same property conveyed to Susan Colley Crowder by Special Warranty Deed from Josephine Lynn Colley, Personal Representative of the Estate of John Geist Colley and

Josephine Lynn Colley as Trustee of the John G. Colley Living Trust U/A/D August 19, 2005, dated July 29, 2002, recorded on July 29, 2022, of record in Instrument 20220729-0086693, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 1915 Scott Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR MUSIC CITY FINANCIAL, LLCA TENNESSEE LIMITED LIABILITY COMPANY to SPRINGDALE DEVELOPMENT, LLC FOR THE TRANSFER OF PROPERTY LOCATED AT 1915 SCOTT AVENUE, NASHVILLE, TN 37206.]

Witness our/my hand on the 8th day of September, 2022.

Music City Financial, LLC

BY: _____

Noah Viddal
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, 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/herself to be the Authorized Agent of Music City Financial, LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as Music City Financial, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 8th day of September, 2022.

_____

Notary Public
My Commission Expires: 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kimberly Hollingshead, 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 9-8-2022

Kimberly Hollingshead, Esq.

9-8-2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8th day of September, 2022.

Notary Signature

My Commission Expires 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON