Karen Johnson Davidson County
Batch# 925617 DEEDWARR
10/05/2022 11:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.13
20221005-0109876

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$314,900.00.**

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 28TH DAY OF SEPTEMBER, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-17-2024

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2187bb

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Purple Doors, LLC 515 Wedgewood Ave. Nashville, TN 37203	New Owner	072-04-0245.00

For and in consideration of the sum of Three Hundred Fourteen Thousand Nine Hundred And 0/100 ($314,900.00), 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 LIABLITY COMPANY

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

PURPLE DOORS, LLC, A TENNESSEE LIMITED LIABIILTY 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 the northerly one-half of Lot No. 29 of Block "E", on the map of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee. Said lot fronts 50 feet on the northerly margin of Ardee Avenue and runs back 175 feet on the westerly line and 175 feet on the easterly line to a dead line in the rear measuring 50 feet thereon.

BEING the same property conveyed to Music City Financial, LLC, by Warranty Deed from Sanders, LLC, dated Sept. 28, 2022, recorded Oct. 4, 2022, as Instrument No. 20221004-0109226, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Sanders, LLC by Quitclaim Deed from Robert S. Hite, a/k/a Robert Hite, dated July 3, 2020, recorded July 9, 2020, as Instrument No. 20200709-0074392, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert S. Hite by Quitclaim Deed from Rhonda L. Smart a/k/a Rhonda L. Hite, married, dated August 1, 2007, recorded August 7, 2007, as Instrument No. 20070807-0094543, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert S. Hite and wife, Rhonda L. Hite by Warranty Deed from David R. Voce and wife, Karen M. Voce, dated February 26, 1987, recorded March 2, 1987, in Book 7151, Page 737, 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 1423 Ardee Avenue, Nashville, TN 37216.

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, LLC to PURPLE DOORS, LLC FOR THE TRANSFER OF PROPERTY LOCATED AT 1423 ARDEE AVENUE, NASHVILLE, TN 37216.]

Witness our/my hand on the 28th day of September, 2022.

Music City Financial, LLC

BY: N. Viddal

Noah Viddal, Authorized Agent

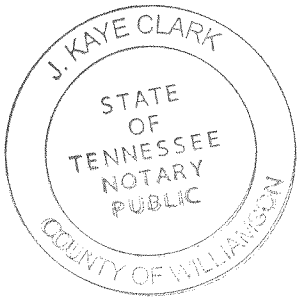
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 Texas Limited Liability Company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of Music City Financial, LLC by himself/herself as Noah Viddal.

Witness my hand and official seal this 28th day of September, 2022.

Notary Public

My Commission Expires: 9/28/2022



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 9-29-2022.

Kimberly Hollingshead, Esq.

September 29, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29th day of September, 2022.

Notary Signature

My Commission Expires 3-17-2024

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON