Karen Johnson Davidson County
Batch# 927027 DEEDWARR
10/07/2022 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.13
20221007-0110776

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater for this transfer is: $384,900

Affiant Signature

Subscribed and sworn to before me on this the 21 Day of Sept, 2022.

Notary Public

My Commission expires 11/06/25

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Daniel Hayes
4128 Lealand Lane,
Nashville, TN 37204
SEND TAX BILLS TO:
Daniel Hayes
4128 Lealand Lane,
Nashville, TN 37204
MAP AND PARCEL NUMBER: Tax ID #: 07115012900

WARRANTY DEED

22NT01410

Effective the 21 Day of September, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

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

Daniel Hayes

Hereinafter called the GRANTEES, 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 Lots No. 413 and 414, on the Plan of Highland Land Company's Subdivision of record in Book 421 page 14, Register's Office for said County.

Said Lots Nos 413 and 414 front together 50 foot on the easterly margin of Meridian Street and run back between parallel lines 175 feet to an alley
Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Mary Hills by Quit Claim Deed from Martha Taylor Hills dated 04/24/1986 and recorded 05/22/1986, in book 6846, page 734, register's office for Davidson County, Tennessee.

Mary Hills AKA Mary Nell Hill died 08/31/2021, leaving her heirs at law as follows, as evidenced by affidavit of heirship recorded 2/24/2022 as instrument no. 20220224-0021514, Register's office for Davidson County, Tennessee: Lloyd E. Bryant, Veronica D. Bryant & Roderick D. Massey.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty Deed from Lloyd E. Bryant, Veronica D. Bryant & Roderick D. Massey, heirs at law of Mary Nell Hill AKA Mary Hills, deceased dated 9/21/22 and recorded _____ as document no. _____, Register's Office for Davidson County, Tennessee. * 20220923-0105971
This is an improved property commonly known as: 1311 Meridian St, Nashville, TN 37207-5148

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 21 day of September, 2022

N Viddal

Noah Viddal

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 president (or other officer authorized to execute the instrument) of **Music City Financial, LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Notary Public

My commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ruth Turner 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 9/21/2022 (date of document).

Affiant Signature

10/7/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 of Oct., 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24