WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$229,900.00.**

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 30TH DAY OF SEPTEMBER, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/12/23

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2173bb

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
KDP Real Estate, LLC 348 Kingview Drive Nashville, TN 37218	SAME	059-10-0-221.00

For and in consideration of the sum of Two Hundred Twenty-Nine Thousand Nine Hundred And 0/100 ($229,900.00), 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,

KDP REAL ESTATE, LLC, A TENNESSEE LIMITED 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 Lot No. 606 on the plan of Haynes Manor, Phase One, Section Five, of record in Plat Book 4460, page 35 and amended in Plat Book 4650, page 232, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Music City Financial, LLC, a Texas limited liability company, by Warranty Deed from Tierra M. Dunn, a single person, dated September 30, 2022, recorded on Oct. 4, 2022 of record in Instrument Number 20221004-0010943, Register's office for Davidson County, Tennessee; and also being the same property conveyed to Tierra M. Dunn, a single person, by Warranty Deed from Gwendolyn J. Prince, dated June 27, 2002, recorded July 2, 2002 as Instrument No. 20020702-0079169, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 929649 DEEDWARR
10/14/2022 12:40:30 PM 4 pgs
Fees: $23.00 Taxes: $850.63
20221014-0112840

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 improved property known as 3947 Crouch Drive, Nashville, TN 37207.

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, A TEXAS LIMITED LIABILITY COMPANY to KDP REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FOR THE TRANSFER OF PROPERTY LOCATED AT 3947 CROUCH DRIVE, NASHVILLE, TN 37207.]

Witness our/my hand on the 30th day of September, 2022.

Music City Financial, LLC

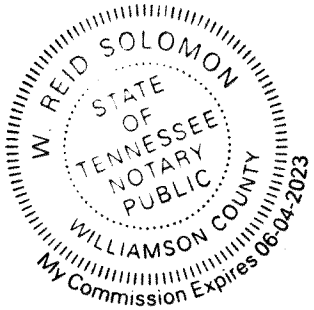
BY:_____
Noah Vidal, Authorized Agent

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, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself

Witness my hand and official seal this ~~29th~~ 30th day of September, 2022.

_____
Notary Public
My Commission Expires: _____



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 Sept. 30, 2022.

Kimberly Hollingshead, Esq.

Sept. 30, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30th day of Sept., 2022.

Notary Signature

My Commission Expires_____

