Karen Johnson Davidson County
Batch# 937700 DEEDWARR
11/03/2022 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20221103-0118706

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2022.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Music City Holdings, LLC	New Owner	**13308007700**
825 Reischa Ct		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Suska Phetsomphou and Amphone Suraphone, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Music City Holdings, LLC, a Texas Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 72, Section Three, Addition to Greenwood Hills, of record in Book 5200, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Suksa Phetsomphou and Amphone Suraphone, by Cash Deed for Tennessee from Henry G Cisneros, Secretary of Housing and Urban Development, of Washington, DC, dated April 1, 1993, of record in Book 8912, Page 707, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 825 Reischa Ct, Nashville, TN 37211.

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; and we do covenant with the 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 in 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 GRANTEES, their 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.

_____ Date: 10/31/22
Suska Phetsomphou

_____ Date: 10/31/22
Amphone Suraphone

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Suska Phetsomphou and Amphone Suraphone, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

STATE OF TENNESSEE NOTARY PUBLIC
MARK B. LEEDOM
COUNTY OF DAVIDSON

STATE OF TENNESSEE NOTARY PUBLIC
MARK B. LEEDOM
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Mark B Leedom, 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 10/31/22.

Date

Affiant Signature

10/31/22

Date

State of TN
County of Sumner

Sworn to and subscribed before me this 31st day of October, 2022.

Jennifer Russell

Notary's Signature
My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

