Karen Johnson Davidson County
Batch# 952265 DEEDWARR
12/16/2022 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,011.95
20221216-0130163

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-4731

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

State of TENNESSEE
County WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $273,500.00

Affiant

Subscribed & sworn to before me, this 13th day of Dec, 2022

Notary Public

My Commission Expires: 10/26/25

Property Address: 413 Hunters Path Court, Hermitage, TN 37076 Map/Parcel Number: 086 03 0A 027.00	Name & Address of New Owner Sun Valley Properties LLC 6770 Bly-Trice Road College Grove, TN 37046	Send Tax Bills To: Sun Valley Properties LLC 6770 Bly-Trice Road College Grove, TN 37046

Effective as of **13th day of December, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Music City Financial LLC, a Texas Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Sun Valley Properties LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Summit Run, Phase Two, a Planned Unit Development, as of record in Plat Book 9700, Page 660, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Grantor, in accordance with Order Bringing Real Estate into Probate Estate and Approving Contract for Sale of Real Estate in The Circuit Court of Davidson County, Tennessee (Probate Division) at Docket No. 21P2382, by Warranty Deed from Maxine Robinson, Administrator of The Estate of James E. Robinson, of record at Instrument No. 20221215-0129981 , in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James E. Robinson, an unmarried man, by Warranty Deed from Joseph Saladino III and wife, Pamela J. Saladino, of record in Instrument No. 20091207-0111596, in the Register's Office of Davidson County, Tennessee, dated November 23, 2009 and recorded on December 7, 2009. The said James E. Robinson having since died, intestate, on May 18, 2021, Maxine Robinson was appointed the Administrator of the Estate of James E. Robinson.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2023 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

WITNESS the Grantor's hand on this 13 day of December 2022

GRANTOR:

Music City Financial LLC, a Texas Limited Liability Company

By: N. Viddal

Noah Viddal, Authorized Signer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, KRISTEN GEVINSKI **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 such person to be Authorized Signer of Music City Financial LLC, the within named bargainor, a Limited Liability Company, and that such Noah Viddal as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.**

Witness my hand and seal, at office in BRENTWOOD, **this** 13TH **day of** DECEMBER, **2022.**

Kristen Gevinski

Notary Signature

Printed Name: KRISTEN GEVINSKI

My commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

Tennessee Certification of Electronic Document

I, R. Alan Alsobrook, 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 December 13, 2022 (date of document).

Affiant Signature

12/15/2022
Date

State of Tennesee

County of Shelby

Sworn to and subscribed before me this 15th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

