Karen Johnson Davidson County
Batch# 956383 DEEDWARR
12/29/2022 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20221229-0133700

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-22-4809

JADYN BRIANNA POLSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/28/2026
RUTHERFORD COUNTY

State of TENNESSEE
County WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Subscribed & sworn to before me, this 28th day of December, 2022

Notary Public

My Commission Expires: _____

Property Address: 840 & 842 Heritage Trail, Hermitage, TN 37076 **Map/Parcel Number:** 075 01 0 022.00	Name & Address of New Owner Pratik Patel and Roslni Patel 1009 Wyntergrace Farm Road, Nashville, TN 37138	Send Tax Bills To: Pratik Patel and Roshni Patel 1009 Wyntergrace Farm Road Nashville, TN 37138

Effective as of **28th 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 **Pratik Patel, and Roshni Patel, a married couple,** 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:

Being Lot 93 on the Plan of Section Twelve, Hermitage Hills, of record in Plat Book 4675, Page 125, Register's Office for said County.

Said Lot No. 93 fronts 80.0 feet on the Southwesterly margin of Heritage Trail and extends back 135.0 feet on the Northerly line and 135.0 feet on the Southerly line to a dead line in the rear, measuring 80.0 feet thereon.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by warranty deed from Alma Mae Allen, unmarried, of record in Instrument No. 20221229-0133501 in the , Register's Office for Davidson County, Tennessee.

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 28 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, Jadyn Polston 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 28th day of December, 2022.

Jadyn Polston

Notary Signature

Printed Name: Jadyn Polston

My commission expires: _____

JADYN BRIANNA POLSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/28/2026
RUTHERFORD COUNTY

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 28, 2022_____ (date of document).

Affiant Signature

12/29/2022
Date

State of Tennesee

County of Shelby

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

Notary's Signature

MY COMMISSION EXPIRES: 05/08/2023

NOTARY'S SEAL

