DocuSign Envelope ID: 3FA67573-D703-4A6C-80A1-5ECE3F778992

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Ste. 801
Memphis, TN 38119
Phone: 901-881-8800
File No: TN-23-4899

LASHARA D QUINN
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 28, 2023

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $360,500.00

DocuSigned by:
N. Viddal
6D4FE3BBA401...
Affiant

Subscribed & sworn to before me, this _____ day of _____, 202__ 1/24/2023

DocuSigned by:
LaShara Quinn
A6E8A7305AB...
Notary Public

My Commission Expires:

Property Address: 508 Sloan Road, Nashville, TN 37209 **Map/Parcel Number:** 103-08-0B-508-00	**Name & Address of New Owner** David Miller 1362 Gravel Hill Road, Columbia, TN 38401	**Send Tax Bills To:** David Miller 1362 Gravel Hill Road, Columbia, TN 38401

Effective as of **25th day of January, 2023**, 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 **David Miller, a married man, as his sole and separate property** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 508, Parklane Condominiums, Phase II, Exhibit "B" to Master Deed of record in Book 7400, Page 130, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Music City Financial LLC, a Texas Limited Liability Company, by Warranty Deed from Ruth Adair Sanders at Instrument No. 20230126-0005851 in the Register's Office of Davidson County, Tennessee, dated January 26, 2023.

Karen Johnson Davidson County
Batch# 964568 DEEDWARR
01/26/2023 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,333.85
20230126-0005908

DocuSign Envelope ID: 3FA67573-D703-4A6C-80A1-5ECE3F778992

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**, and **2023 City of Nashville**, 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 24 day of January 2023

GRANTOR:

Music City Financial LLC, a Texas Limited Liability Company

DocuSigned by:
By: N. Viddal
Noah Viddal, Authorized Signer

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, , 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, this 1/24/2023

DocuSigned by:
LaShara Quinn
Notary Signature
Notarized online using audio-video communication

LASHARA D QUINN
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 28, 2023

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 1/24/2023 (date of document).

Affiant Signature

1/24/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 24th day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025