Karen Johnson Davidson County
Batch# 966294 DEEDWARR
02/01/2023 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230201-0007506

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Josephine Marchon
Affiant

Subscribed and sworn to before me, this 31st day of January, 2023.

Notary Public
My commission expires:
3.3.2025

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Music City Financial, LLC	**New Owner**	**13409001600**
828 Royal Parkway Suite 204	828 Royal Pkwy #204	
Nashville, TN 37214	Nashville, TN 37214	

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,

Vankham Adithavone, unmarried

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

Music City Financial, LLC

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. 76, Section Four, Greenwood Hills, of record in Plat Book 4955, Page 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of said property.

Being the same property conveyed to Bounyang Adithavone and wife, Vankham Adithavone, by Warranty Deed from Deborah C Martin, unmarried, dated September 30, 1993, of record in Book 9104, Page 864, in the Register's Office for Davidson County, Tennessee. Bounyang Adithavone died October 14, 2019, leaving Vankham Adithavone as the sole surviving tenant.

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 3812 Eckhart Dr, 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.

Vankham Adithavone Date: 11/31/23
Vankham Adithavone

_____ Date: _____

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Vankham Adithavone, 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 31 day of January, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 11-17-24

Certificate of Authenticity

I, Holly A. Mason, 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 January 31, 2023.

Affiant Signature

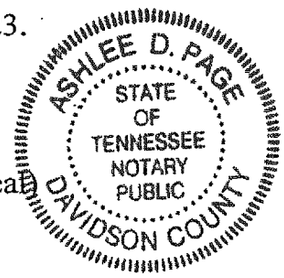
1/31/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of January, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 09/07/2026