DocuSign Envelope ID: 6DD6E30B-ED9F-4446-A7AE-8DF2281227CB

Karen Johnson Davidson County
Batch# 967209 DEEDWARR
02/03/2023 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $795.13
20230203-0008065

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-22-4855

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $214,900.00

DocuSigned by:
M. Vidal
6B8F4...BA401...
Affiant

Subscribed & sworn to before me, this 1/30/2023 day of _____, 202__

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

DocuSigned by:
LaShara Quinn
A6835967D0524B0...
Notary Public

My Commission Expires:

Property Address: 648 Hicks Road, Nashville, TN 37221 **Map/Parcel Number:** 128-10-0-126	**Name & Address of New Owner** Lee & Downs Investment Group LLC 361 Childe Harolds Circle, Brentwood, TN 37027	**Send Tax Bills To:** Lee & Downs Investment Group LLC 361 Childe Harolds Circle, Brentwood, TN 37027

Effective as of **31st 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 **Lee & Downs Investment Group 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:

Being Lot Number 215 on the Plan of Stacy Square, Section 4, of record in Plat Book 4460 at Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Music City Financial LLC, by Warranty Deed from Gary D. Orr and Nancy Jane Orr, of record at Instrument No: 20230203-0008017, in the Register's Office of Davidson County, Tennessee, dated January 31, 2023.

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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 1/30/2023 day of January 2023

GRANTOR:

Music City Financial LLC, a Texas Limited Liability Company

DocuSigned by:
By: N. Viddal
6D4A3B8B6A4C4...
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 1/30/2023 **day of _____, 2023.**

DocuSigned by:
LaShara Quinn
A6B5267DC524C8...
Notary Signature
Notarized Using Audio Visual 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 1/31/2023 (date of document).

Affiant Signature

1/31/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 31st 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