Karen Johnson Davidson County
Batch# 971337 DEEDWARR
02/15/2023 03:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,109.63
20230215-0011095

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-23-4879

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 $299,900.00

Affiant

~~Subscribed & sworn to before me, this~~ 20th day of Jan, 2023

Notary Public

My Commission Expires: 10/26/25

Property Address: 4121 Edwards Avenue, Nashville, TN 37216 **Map/Parcel Number:** 061-06-0-093	**Name & Address of New Owner** Biddle Enterprises Inc. 3521 S Mount Juliet Road Hermitage, TN 37076	**Send Tax Bills To:** Biddle Enterprises Inc. 3521 S Mount Juliet Road Hermitage, TN 37076

Effective as of **20th 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 **Biddle Enterprises Inc, a Tennessee Corporation,** 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 the Southerly 34 feet of Lot No. 134 and the Northerly 32 feet of Lot No. 135 on the map of Maplewood Heights Subdivision, as of record in Book 547, Page 77 and 78, Register's Office for Davidson County, Tennessee, to which is further described in the survey performed on January 18, 2023, by Phillip E. Homes, Jr., for Volunteer Land Surveying services, as seen in Exhibit "A".

Being the same property conveyed to Music City Financial LLC, a Texas Limited Liability Company, by Warranty Deed, from Donna Kay Ingram, married, of record in Instrument No. 20230215-0011073, in the Register's Office of 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 20th day of January 2023

GRANTOR:

Music City Financial LLC, a Texas Limited Liability Company

By: N. Viddal
Noah Viddal, Authorized Signer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

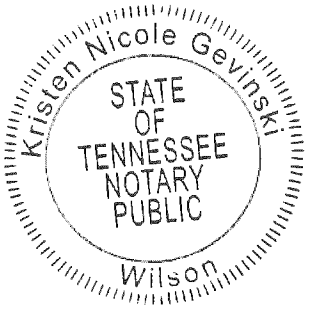
Before me, KRISTEN GEVINSKI of the state and county mentioned, personally appeared Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Music City Financial LLC, the within named 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 20th day of JAN, 2023.

Kristen Gevinski
Notary Signature

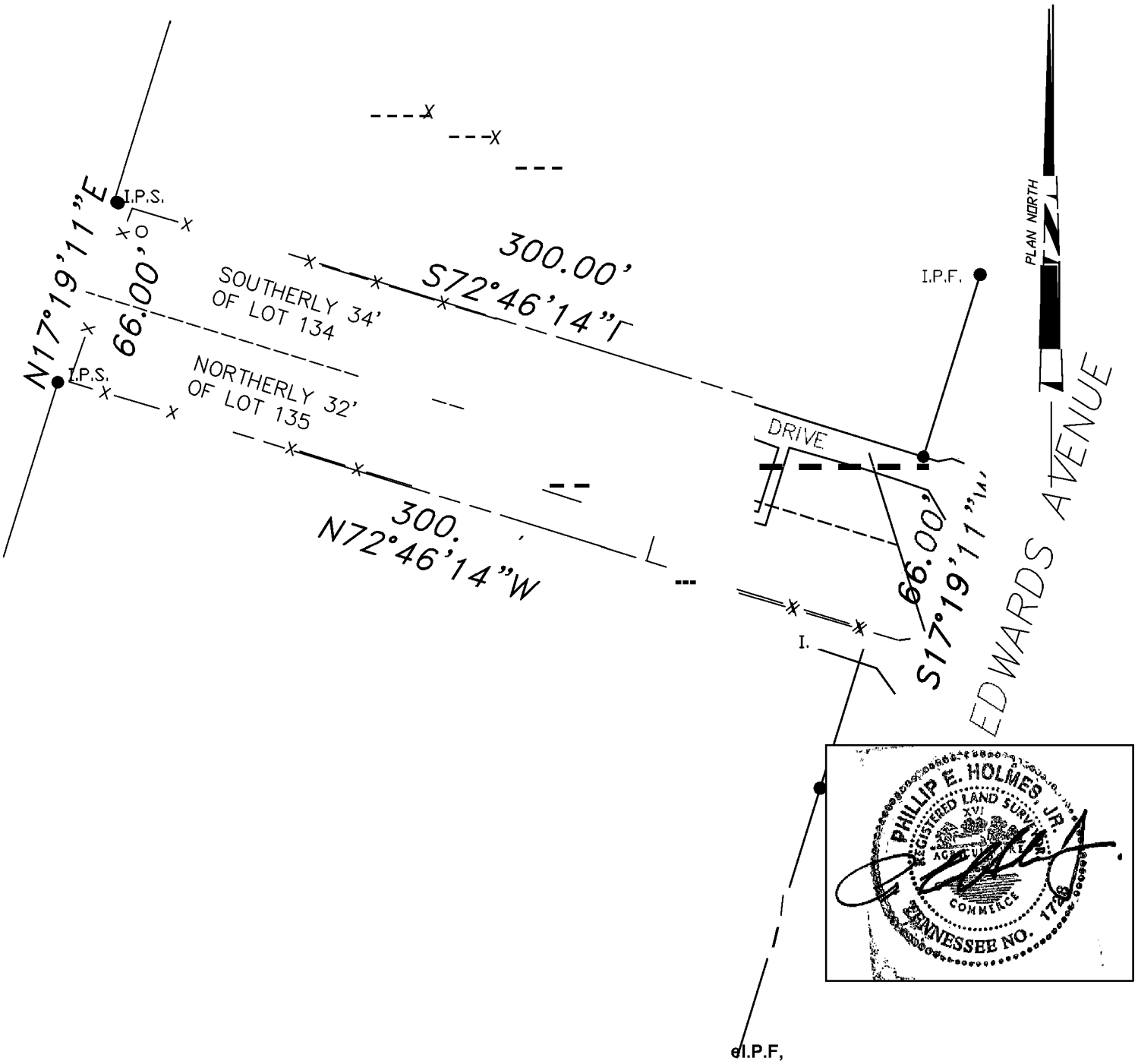
Printed Name: KRISTEN GEVINSKI

My commission expires: 10/26/25



LOT SURVEY

Exhibit "A"



PHILLIP E. HOLMES, JR. REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 1726

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND TH£ SURVEY WAS PERFORMED IN ACCORDANCE WITH TH£ CURRENT STANDARDS OF PRACTICE FDR SURVEYORS IN TENNESSEE AND TH£ UNADJUSTED CLOSURE IS AT LEAST J:10,000.

PROPERTY LOCATED: 4121 ED'.IARDS AVENUE
NASHVILLE TN, 37216
PROPERTY: MAP 061-06 PARCEL 93
DEED REF, 20220504-0051518 R.O.D.C., TN
PLAT REF. PB.547, PGS. 77&78 R.O.D.C., TN
MAPLE'.IOOD HEIGHTS
SCALE:1'=50'
DATE:01-17-22

FIL£ NO. **23001**

VOLUNTEER
LAND SURVEYING SERVICES
PHILLIP E. HOLMES JR.
562 ALEXANDRIA HIGHWAY, ALEXANDRIA, TENNESSEE 37012
PHONE (615) 504-5588 pholmes@volunteersurveying.com

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 1/20/2023 (date of document).

Affiant Signature

1/20/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 20th 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