DocuSign Envelope ID: DCCE8B80-FD55-48EB-973E-646A611C8A87

Karen Johnson Davidson County
Batch# 971910 DEEDWARR
02/17/2023 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20230217-0011718

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-23-1027B

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 $269,900.00

DocuSigned by:
M. Vidal
Affiant

2/15/2023
Subscribed & sworn to before me, this _____ day of _____, 202__

DocuSigned by:
LaShara Quinn
Notary Public

My Commission Expires:

Property Address: 747 Fitzpatrick Road, Nashville, TN 37214 **Map/Parcel Number:** _____ 096-16-0-118	**Name & Address of New Owner** Sun Valley Properties LLC 6770 Bly-Trice Road, College Grove, TN 37046	**Send Tax Bills To:** Sun Valley Properties LLC 6770 Bly-Trice Road, College Grove, TN 37046

Effective as of **15th day of February, 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 **Sun Valley Properties 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 No. 7, on the Plan of Section One-A, Larchwood, as shown on plat of record in Plat Book 5060, Page 137, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Betty S. Magee unmarried, by Warranty Deed from Randall Warfield and wife Angela Warfield, of record in Instrument No. 20060316-0030405, in the Register's Office of Davidson County, Tennessee, dated March 15, 2006 and recorded on March 16, 2006.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Betty S. Magee by Instrument No. 20230217-0011507, in the Register's Office of Davidson County, Tennessee, dated February 15, 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 2/15/2023 day of February 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 2/15/2023 **day of February, 2023.**

DocuSigned by:
LaShara Quinn
Notary Signature

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

Notarized Online using audio-visual communication

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 2/15/2023 (date of document).

Affiant Signature

2/15/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 15th day of February, 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