Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 116164

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Emily Grace Hecht
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily Grace Hecht	Bank of America	08115024000
(NAME)	(NAME)	
1608 Underwood St.	4795 Regent Blvd	
(ADDRESS)	(ADDRESS) MC1S100-1020-D	
Nashville, TN 37208	Irving TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 973390 **DEEDWARR**
02/23/2023 09:38:37 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20230223-0012712

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Music City Real Estate Flipping, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emily Grace Hecht, unmarried,** 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:

Being the westerly 40 feet of Lot No. 334, on the Plan of D.T. McGavock and Others Addition, of record in Book 21, Page 41, Register's office for Davidson County, Tennessee.

Said part of Lot No. 334 fronts 40 feet on the northerly side of Underwood Street and runs back 128 feet, more or less, on the easterly lien and 115 feet on the westerly line with the easterly margin of an alley, to the southerly line of Lot No. 334, measuring 40 feet thereon.

Being the same property conveyed to Music City Real Estate Flipping, LLC by deed of record in 20221012-0111795, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1608 Underwood St., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my/our hands this 15th day of February, 2023.

Music City Real Estate Flipping, LLC

By: Jose Eduardo Gonzalez, Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jose Eduardo Gonzalez with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Music City Real Estate Flipping, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member.
WITNESS my hand and seal this 15th day of February, 2023.

Notary Public _____
My Commission Expires: _____

File No.: 16664

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024