Name and Address of New Owner:
Music City Financial, LLC
~~2122 Jade Dr~~ 828 Royal Pkwy #204
Nashville, TN ~~37210~~
37214
Send Tax Statements To:
New owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-23020204

Map and Parcel: 095 14 0 059.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **GGI Home Buyers, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Music City Financial, LLC, a Texas Limited Liability Company**, hereinafter called the GRANTEE, its successors 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. 54 on the Plan of Elm Hill Acres, Section No. I of record in Book 2331, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lucia Wiles and Chad Waiwaiole, as joint tenants with right of survivorship, by Warranty Deed from Jason A. Mezzatesta and wife, Rachel D. Mezzatesta, of record in Instrument No. 20090928-0089710, in the Register's Office of Davidson County, Tennessee, dated September 25, 2009 and recorded on September 28, 2009. Being the same property conveyed to Chad Waiwaiole, by Quitclaim Deed from Lucia Wiles, of record in Instrument No. 20180102-0000265, in the Register's Office of Davidson County, Tennessee, dated December 21, 2017 and recorded on January 02, 2018. Being the same property conveyed to GGI Home Buyers, LLC a Tennessee limited liability company by Warranty Deed filed for record in Instrument No. 20230222-0012632, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following All matters shown on the plat of Elm Hill Acres, Section No. I, as recorded in Book 2331, Page 67; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4311, Page 290; Memorandum of Purchase and Sale Agreement as recorded in Instrument Number 20230214-0010787, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2122 Jade Dr, Nashville, TN 37210

Karen Johnson Davidson County
Batch# 973469 DEEDWARR
02/23/2023 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $762.20
20230223-0012821

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hand this 22nd day of February, 2023.

GGI Home Buyers, LLC

BY: _____
Colin Spivey, Organizer

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Colin Spivey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Organizer of GGI Home Buyers, LLC and that he as such Organizer executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Organizer.

Witness my hand and seal this 22nd of February, 2023.

_____
Notary Public
My Commission Expires: 4.17.23

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $206,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 22nd day of February, 2023.

_____
Notary Public
My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 February 22, 2023.

Affiant Signature

2/22/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of February, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026