DocuSign Envelope ID: 0E7BF9E8-E859-42C0-B1B0-9C70F21A8ADB

Karen Johnson Davidson County
Batch# 974363 DEEDWARR
02/27/2023 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230227-0013558

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-23-1012B

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 $285,000.00

DocuSigned by:
N. Vidal
6743F12988BA401...
Affiant

Subscribed & sworn to before me, this 2/22/2023 day of _____, 202__

DocuSigned by:
LaShara Quinn
A6B3506AD524B8...
Notary Public

My Commission Expires: _____

Property Address: 2543 Woodberry Drive, Nashville, TN 37214 **Map/Parcel Number:** 095-12-0-054	**Name & Address of New Owner** Ryan Craig Newton 1809 Quail Run Way, Spring Hill, TN 37174	**Send Tax Bills To:** Ryan Craig Newton 1809 Quail Run Way, Spring Hill, TN 37174

Effective as of **23rd 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 **Ryan Craig Newton, an unmarried man** 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 Lot No. 69 on the Plan of Woodberry Park, as of record in Book 2133, Pages 117, 118 and 119, Register's Office for said County.

Said Lot No. 69 fronts 68 feet on the South side of Woodberry Drive and runs back between lines, measuring 179 feet on the West line and 193 feet on the East line to a dead line in the rear measuring 88.1 feet thereon.

Being the same property conveyed to Grantor, by Warranty Deed from Sandra King by Instrument No. 20230224-0013359, in the Register's Office of Davidson County, Tennessee, dated 02/23/23.

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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 2/22/2023 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, a notary public of the state and county mentioned, personally appeared Noah Viddal, Authorized Signer of Music City Financial, LLC, 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, Authorized Signer of Music City Financial, LLC 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 2/22/2023 **day of _____, 2023.**

DocuSigned by:
LaShara Quinn
Notary Signature
Notarized Online 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 02/23/23 (date of document).

Affiant Signature

02/23/23
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 23rd day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

