DocuSign Envelope ID: 1BE9CFC0-7FBA-4F7B-8153-79E9BB30EEC9

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-23-4901B

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 $370,000.00

DocuSigned by:
N. Viddal
6D3F44D986BA401...
Affiant

Subscribed & sworn to before me, this 2/24/2023 day of _____, 202__

DocuSigned by:
LaShara Quinn
A6835967D0524B6...
Notary Public

My Commission Expires:

Property Address: 1828 River Drive, Nashville, TN 37218 **Map/Parcel Number:** 081-01-0-067	**Name & Address of New Owner** Rashid Nowroozi 906 2nd Avenue South, Nashville, TN 37210	**Send Tax Bills To:** Rashid Nowroozi 906 2nd Avenue South, Nashville, TN 37210

Effective as of **28th 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 **Rashid Nowroozi, a single 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 parts of Lots 22 and 23 on the plan of Map of Hailey's Subdivision of Part of Block 5 in G. T. Sheegog Subdivision at Bordeaux, of record in Book 547, Page 155, erroneously referred to as Page 152 in prior deed, Register's Office for said County.

Said property fronts 90 feet on the Easterly margin of River Road and extends back 130 feet more or less on the Northerly line and 145 feet more or less on the Southerly line to the low water mark of the Cumberland River on which it measures 90 feet.

Being the same property conveyed to Grantor, by Warranty Deed from Lisa Luck, Trustee of The Mack S. Prichard Revocable Living Trust dated July 14, 2017 by Instrument No. 20230301-0014731, in the Register's Office of Davidson County, Tennessee, dated February 28, 2023

Karen Johnson Davidson County
Batch# 976004 DEEDWARR
03/02/2023 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20230302-0014876

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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 _____ day of February 2023
2/24/2023

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 2/24/2023 **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 2/28/2023 (date of document).

Affiant Signature

2/28/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 28th 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