WARRANTY DEED

Karen Johnson Davidson County
Batch# 977124 DEEDWARR
03/06/2023 10:06:43 AM 2 pgs
Fees: $13.00 Taxes: $277.13

20230306-0015714

BS-MCF-23-516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 02/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 2024 My Commission Ex

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashwood Real Estate Inc.	**New Owner**	
(NAME)	(NAME)	
8200 Old Harding Pike		**060-13-0-130.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUSIC CITY FINANCIAL, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHWOOD REAL ESTATE INC.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 152 on the Plan of Section Two, First Addition, Trinity Hills Village of record in Plat Book 4460, Pages 45 and 46, 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 Abner C. Rodgers and wife, Mary H. Rodgers by Warranty Deed from John K. Wright and wife, Norma J. Wright of record in Instrument No. 20030320-0036913 Register's Office for Davidson County, Tennessee, dated February 07, 2003 and recorded on March 20, 2003.

Being the same property conveyed to Rodgers & Rodgers General Contractors, Inc. by Quitclaim Deed from Abner C. Rodgers and wife, Mary H. Rodgers of record in Instrument No. 20100407-0026117 Register's Office for Davidson County, Tennessee, dated July 07, 2005 and recorded on April 07, 2010.

Being the same property conveyed to Music City Financial LLC by Warranty Deed from Rodgers & Rodgers General Contractors, Inc. of record in Instrument No. 20230306-0015712 Register's Office for Davidson County, Tennessee, dated March 02, 2023.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 45 and 46, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 8216, Page 935, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **516 Pascal Ct, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 2nd DAY OF MARCH, 2023.

Music City Financial, LLC

BY: N. Viddal

Noah Viddal
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NOAH VIDDAL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of MUSIC CITY FINANCIAL, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of March, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212