DocuSign Envelope ID: 45CCD75D-841D-4FA5-A994-E9414681DEDF

Karen Johnson Davidson County
Batch# 981923 DEEDWARR
03/17/2023 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $699.30
20230317-0019537

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-23-1157

L.A. QUINN
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 7, 2027

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $189,000.00

DocuSigned by:
M. Viddal
Affiant

Subscribed & sworn to before me, this 3/15/2023 day of _____, 202__

DocuSigned by:
L.A. Quinn
Notary Public

My Commission Expires: _____

Property Address: 5600 Country Drive, Unit 164, Nashville, TN 37211 **Map/Parcel Number:** 162-09-0B-077-00	**Name & Address of New Owner** Easy Home Solutions, LLC 714 Eastland Lane, Lebanon, TN 37090	**Send Tax Bills To:** Easy Home Solutions, LLC 714 Eastland Lane, Lebanon, TN 37090

Effective as of **16th day of March, 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 **Easy Home Solutions, LLC, a Tennessee Limited Liability Company** 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 164, including the garage therewith on the plan of Hickory Valley Condominiums, Phase 3, 4th Revision of record in Plat Book 5200, Page 131, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Property being more particularly described in a Master Deed filed of record in Book 4918, Page 116, as amended in Book 4958, Page 346, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Grantor, by Warranty Deed from Robert D. Hunt by Instrument No. 20230317-0019477, in the Register's Office of Davidson County, Tennessee, dated March 10, 2023.

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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 March 2023

3/15/2023

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 appeared before me by audio-video communication, 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 3/15/2023

DocuSigned by:

L.A. Quinn

Notary Signature

L.A. QUINN
TENNESSEE NOTARY PUBLIC
Shelby County

ONLINE NOTARY PUBLIC
My Commission Expires: February 7, 2027

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 3/16/2023 (date of document).

Affiant Signature

3/16/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 16th day of March, 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