DocuSign Envelope ID: 10850A4A-76C0-4858-B16E-B778318EE239

Karen Johnson Davidson County
Batch# 983473 DEEDWARR
03/22/2023 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $906.13
20230322-0020904

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-23-1184B

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 $244,900.00

DocuSigned by:
N. Viddal
6D3EE1D9BBA401...
Affiant

Subscribed & sworn to before me, this 3/20/2023 day of _____, 202__

DocuSigned by:
L.A. Quinn
A6B3F4D7D524B8...
Notary Public

My Commission Expires: _____

Property Address: 1732 21st Avenue North, Nashville, TN 37208 **Map/Parcel Number:** 081-11-0-101	**Name & Address of New Owner** Lee & Downs Investment Group LLC 361 Childe Harolds Circle, Brentwood, TN 37027	**Send Tax Bills To:** Lee & Downs Investment Group LLC 361 Childe Harolds Circle, Brentwood, TN 37027

Effective as of **20th 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 **Lee & Downs Investment Group 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:

Land in Davidson County, Tennessee, being part of the west part of Lot No. 261 on the Map of the Subdivision of Lot No. 5 of the Bosley Lands allotted to J.M. Harding, a copy of which is of record in Book 38, Page 431, Register's Office for said County, and described according to a copy of a survey thereof made Sept. 5, 1944, by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the Easterly margin of 21st Avenue North 7.5 feet north of the common corner of Lots Nos. 260 and 261; thence easterly 120.5 feet to a point 8.7 feet North of the dividing line between lots 260 and 261; thence in a Northerly direction 38.7 feet to a point which is 2.6 feet South of the dividing line between lots 261 and 262; thence Westerly 120 feet to a point in the Easterly margin of 21st Avenue North, which point is 3.6 feet South of the common corner of lots 261 and 262; thence South with the Easterly margin of 21st Avenue North 38.9 feet to the point of beginning.

Being a portion of the same property conveyed to Grantor, by Warranty Deed from Harborview

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Capital Holdings, LLC, of record in Instrument No. 20230322-0020859, in the Register's Office of Davidson County, Tennessee, dated March 20,2023 and recorded on March 22, 2023.

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

3/20/2023

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, by audio-video communication 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 3/20/2023

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 3/20/2023 (date of document).

Affiant Signature

3/20/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 20th 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