WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $447,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES

LINDSAY B TATTAL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

BS-NWR-23-3904

Karen Johnson Davidson County
Batch# 999516 **DEEDWARR**
05/04/2023 10 25 30 AM 2 pgs
Fees $13 00 Taxes $1,655 75

20230504-0033128

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)
Sun Valley Properties, LLC	**New Owner**	
(NAME) **6770 Bly Trice Road**	(NAME)	**092-13-0-205 00**
(ADDRESS) **College Grove, TN 37046**	(ADDRESS)	
(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, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUN VALLEY PROPERTIES, LLCA TENNESSEE LIMITED LIABILITY COMPANY,** 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 5 on the Plan of C C Paris' Subdivision of the West Part of Block No 1, Realty Savings Bank and Trust Co of record in Book 421, Page 92, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Ronny Forsythe and wife, Mary Forsythe by Warranty Deed from Leonard Ford and wife, Margie S Ford of record in Book 7978, Page 413, Register's Office for Davidson County, Tennessee, dated February 23, 1987 and recorded on November 07, 1989

See also, Final Decree of Divorce RE Ronny E Forsythe vs Mary H Forsythe, of record in Instrument No 20060717-0085536, Register's Office for Davidson County, Tennessee, whereas Mary H Forsythe was granted subject property as her sole and separate property

Being the same property conveyed to Music City Financial, LLC, A Texas Limited Liability Company from Mary H Forsythe by Warranty Deed of Record in Instrument No 20230504-0033124, Register's Office for Davidson County, Tennessee

This conveyance is subject to

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3904 Nevada Ave, Nashville, Tennessee 37209**

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 26th DAY OF APRIL, 2023

Music City Financial, LLC

BY _____
Noah Viddal
Authorized Agent

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Guadalupe

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 ~~26th~~ 25th of April, 2023

_____
Notary Public
My Commission Expires April 12, 2025
(SEAL)

DEBBIE BURT
Notary Public, State of Texas
Comm Expires 04-12-2025
Notary ID 129385627

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