DocuSign Envelope ID: 69D25AED-5401-4362-A3DF-9C4355823E3A

Karen Johnson Davidson County
Batch# 1001703 DEEDWARR
05/10/2023 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20230510-0034987

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-23-1518B

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 $299,900.00

DocuSigned by:
N. Vidal
6D8F4...BA401...
Affiant

5/9/2023

Subscribed & sworn to before me, this _____ day of _____, 202__

DocuSigned by:
A6...
Notary Public

My Commission Expires: _____

Property Address: 304 Sunrise Avenue, Nashville, TN 37211 **Map/Parcel Number:** _____ 119-14-0-297	**Name & Address of New Owner** Linda Wagner 1844 Woodland Pointe Drive, Nashville, TN 37214	**Send Tax Bills To:** Linda Wagner 1844 Woodland Pointe Drive, Nashville, TN 37214

Effective as of **9th day of May, 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 **Linda Wagner, a single woman** 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 17 on the Plan of Sunrise Heights Subdivision, as of record in Book 974, Page 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the Northerly side of Sunrise Avenue, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Grantor by Warranty Deed of record at Instrument No: 202305100034920 in the Register's Office of Davidson County, Tennessee, dated May 9, 2023 and recorded May 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 5/9/2023 day of May 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 5/9/2023

DocuSigned by:
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 May 9th, 2023 (date of document).

Affiant Signature

May 10th, 2023
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 10th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/7/2027

NOTARY'S SEAL

