DocuSign Envelope ID: 4C2413B1-79EE-44C6-BAFB-4B7DF30903CF

Karen Johnson Davidson County
Batch# 1005624 DEEDWARR
05/19/2023 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $915.75
20230519-0037842

# 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-23-1527B

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 $247,500.00

DocuSigned by:
N. Vidda
Affiant
6D3F4450B6BA401...

5/15/2023
Subscribed & sworn to before me, this _____ day of _____, 202__

DocuSigned by:
Notary Public
A6B3F4D7D524B8...

My Commission Expires:

| | | |
|---|---|---|
| **Property Address:** 27 Cameo Drive, Nashville, TN 37211<br>**Map/Parcel Number:** 119-12-0-085 | **Name & Address of New Owner**<br>Lee & Downs Investment Group LLC<br>361 Childe Harolds Circle, Brentwood, TN 37027 | **Send Tax Bills To:**<br>Lee & Downs Investment Group LLC<br>361 Childe Harolds Circle, Brentwood, TN 37027 |

Effective as of **17th 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 **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 Lot No. 62 on the plan of Battlewood, Section One, of record in Book 1835 Page 31, Register's Office, Davidson County, Tennessee.

Said Lot No. 62 fronts 95 feet on the Easterly side of Cameo Drive and runs back between lines 287 feet on the Northerly line and 285.95 feet on the Southerly line to a broken line in the rear, measuring 75.77 feet thereon.

Being the same property conveyed to Grantor by Warranty Deed of record at Instrument No: 20230519-0037714 in the Register's Office of Davidson County, Tennessee, dated May 17, 2023 and recorded May 19, 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 5/15/2023 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** 5/15/2023

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 17th, 2023 (date of document).

Affiant Signature

May 19th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 19th day of May, 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