WARRANTY DEED

Karen Johnson Davidson County
Batch# 1015066 DEEDWARR
06/14/2023 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.13
20230614-0045475

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TN INVESTMENT GROUP LLC, a Tennessee Limited Liability Company.	TN INVESTMENT GROUP LLC, a Tennessee Limited Liability Company	
(NAME)	(NAME)	
3533 Union Village Road	3533 Union Village Road	14902008300
(ADDRESS)	(ADDRESS)	
Thompsons Station, TN 37179	Thompsons Station, TN 37179	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TN INVESTMENT GROUP LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 64 on the Plan of Oakwood, Section I, Phase II, of record in Plat Book 7900, Page 126, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, by virtue of that certain Warranty Deed dated June 13, 2023, and being of record at Instrument No. 202306140045474 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 901 Split Oak Drive Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 12th day of June, 2023.

MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY

N. Viddal

By: Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Noah Viddal., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of MUSIC CITY FINANCIAL, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the Authorized Agent.

WITNESS my hand and official seal at office this 12th day of June, 2023.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Cari Allen, 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 June 12, 2023.

Cari Allen

Affiant Signature

6-12-23

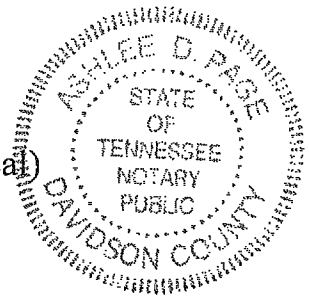
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of June, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026