Karen Johnson Davidson County
Batch# 1032756 DEEDWARR
07/31/2023 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $296.00
20230731-0058968

WARRANTY DEED

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 $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF July, 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: Nashwood Real Estate Inc. and Michael Barnes	SEND TAX BILLS TO: Nashwood Real Estate Inc. and Michael Barnes	MAP-PARCEL NUMBERS
(NAME) 903 LAKE PARK DR	(NAME) 903 LAKE PARK DRIVE	04313037000
(ADDRESS) GALLATIN, TN 37066	(ADDRESS) GALLATIN, TN 37066	
(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, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nashwood Real Estate Inc., and Michael Barnes,** 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. 31 of Block I on the Plan of Forest Park Subdivision at Madison of record in Plat Book 843, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same properly conveyed to William Calvin Henry (widower-unmarried) by warranty deed from Alfred T. Ellis and wife Sarah P. Ellis of record at Book 5029, Page 886, said Register's Office. (Value of consideration shown in aforementioned deed $10,000.00.)

Said William Calvin Henry, died in May of 1980, unmarried and intestate, survived by his only child Pearl Henry Weaver as his sole heir at law. Pearl Henry Weaver was predeceased by her husband Clay Weaver on 5/9/2002 and died, unmarried, on 5/7/2007, survived by her only child, Joyce Evelyn Fortner, as her sole heir at law. The Last Will and Testament of Pearl H. Weaver, of record in Docket No. 07P-1169 in the Probate Court for Davidson County, Tennessee, devises said property to Joyce Evelyn Fortner. Pearl H . Weaver and Pearl Henry Weaver are the same person.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, by Warranty Deed from MPES2, LLC, a Tennessee limited liability company of record in Instrument No. 202307310058967 Register's Office for Davidson County, Tennessee, dated July 28, 2023.

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

unimproved
This is improved x property, known as 308 Elm St. Madison, TN 37115
(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 28th day of July, 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 28th day of July, 2023.

Jacqueline G Brown

Notary Public
My Commission Expires: 11/3/25



Certificate of Authenticity

I, Holly A Mason, 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 7/27/23.

Affiant Signature

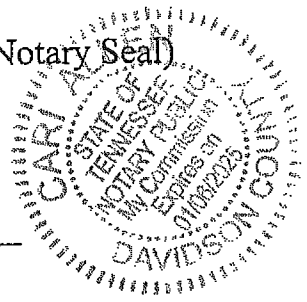
7/31/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 31 day of July, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 1-6-25