WARRANTY DEED



MUSICCITY-H23220

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$300,000.00~~ .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF August, 2023.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Music City Financial, LLC, a State of Texas Limited Liability Company	NEW OWNERS	095.09-0-034.00
214 Gayland Court	828 Royal Pkwy Suite 204	
Nashville, TN 37210	Nashville, TN 37214	

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, I/we, 214 GAYLAND COURT, LLC, a State of Delaware Limited Liability Company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MUSIC CITY FINANCIAL, LLC, a State of Texas Limited Liability Company, hereinafter called the Grantee(s), their heirs 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. 7 on the plan of Gayland Subdivision, of record in Book 2083, Page 68, Register's Office for said County. SAID Lot No. 7 fronts 95.0 feet on the southerly margin of Gayland Court and extends back 379.2 feet passing a witness line at 202.8 feet, on the easterly line and 527.8 feet, passing a witness line at 322.9 feet on the broken westerly line to a dead line in the center of Mill Creek measuring 115.9 feet thereon.

Being the same property conveyed to 214 Gayland Court, LLC, by virtue of that certain Warranty Deed dated August 5, 2020, and being of record at Instrument No. 20200807-0088147 in the Register's Office of Davidson County, Tennessee

( ) unimproved
This is (X) improved property known as 214 Gayland Court, Nashville, Tennessee 37210 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Karen Johnson Davidson County
Batch# 1039993 DEEDWARR
08/18/2023 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230818-0064666

Witness my/our hand(s) this 17 day of August, 2023 :

214 Gayland Court, LLC by Douglas R. Rogers, Jr., Member

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Douglas R. Rogers, Jr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Member** of **214 Gayland Court, LLC**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Douglas R. Rogers, Jr.**, as **Member**.

Witness my/our hand(s) this 16 day of August, 2023.

Notary Public

My Commission Expires:

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Tennessee Certification of Electronic Document

I, Linzy Lenn, 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 01/16/2023 (date of document).

Affiant Signature

01/18/2023
Date

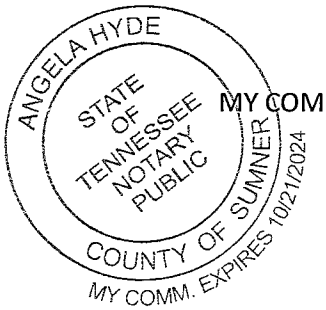
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18 day of August, 2023.

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: 10/21/24