Karen Johnson Davidson County
Batch# 1060361 DEEDWARR
10/13/2023 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $714.10
20231013-0080298

Warranty Deed

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $193,000.00. Affiant Subscribed and sworn to before me, this the 11th day of October, 2023. Notary Public My commission expires: 05-09-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Music City Financial, LLC	New Owner	043-13-0-218.00
7703 North Lamar Boulevard #205		
Austin, TX 78752		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **URBANGATE DEVELOPMENT GROUP, LLC, A MICHIGAN LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Westerly part of Lot No. 8 and the Northwesterly part of Lot No. 9 of Block "H" on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the Southerly margin of Maple Street at the Northwest corner of the property conveyed to William A. Rawls and wife, by deed from E. B. Gregory and wife, of record in Book 1020, Page 304, said Register's Office, being 113 feet 3 inches West of the Westerly margin of Forest Park Road; thence with the Southerly margin of Maple Street Westwardly 60 feet to the Northeast corner of Lot No. 7; thence with the Easterly line of said Lot No. 7 Southwardly 101 feet to a point 10 feet North of the corner of Lots Nos. 9 and 10; thence Eastwardly and parallel with the line between Lots Nos. 9 and 10, 60 feet; thence Northwardly 40 feet, more or less, to the Southwest corner of said Rawls property, continuing Northwardly and with said Rawls Westerly line 72 feet 1 inch, more or less, in all 112 feet 1 inch, more or less, to the beginning.

Being the same property conveyed to Urbangate Development Group, LLC by Warranty Deed from John Blackwell and Wayne Taylor, as tenants in common of record in Instrument No. 20160505-0044323 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 05, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 430 Maple Street, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of October, 2023.

UrbanGate Development Group, LLC, a Limited Liability Company

By: _____
Brandon Thornberry, Authorized Manager

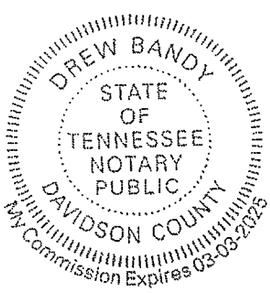
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Thornberry, 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 Manager of UrbanGate Development Group, LLC, a Michigan Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11th day of October, 2023.

_____
Notary Public

My Commission Expires: 3-3-25



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 10/11/23.

Affiant Signature

10/11/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 11 day of Oct., 2023.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25