WARRANTY DEED

Karen Johnson Davidson County
Batch# 1066143 DEEDWARR
10/30/2023 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $628.63
20231030-0084771

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES: 3.3.25

(AFFIX SEAL)

COUNTY OF DAVIDSON
TENNESSEE NOTARY PUBLIC
STATE OF
NAMORIE WHITE

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Derek Adams	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
4795 Jobe Trl	Same owner	108120A04000CO
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135		
(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), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Derek Adams,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 40, Lot No. 33, in a Horizontal Property Regime, as shown on the condominium site plan, Section 4, Phase VII, Quail Valley, of record in Plat Book 5200, Page 522 and 523, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed dated _____ of record at Instrument No. 202310300084770 in said Register's Office, Tennessee. Being previously conveyed to Wanda Kay Keahey, an unmarried woman, by virtue of that certain Quit Claim Deed dated August 4, 2017, and being of record at Instrument No. 20170825-0087754 and Warranty Deed dated August 7, 2006 at Instrument No. 20060814-0100010 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 unimproved _____ improved x property, known as 1336 Quail Valley Rd. Nashville, TN 37214
(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 27th day of October, 2023.

MUSIC CITY FINANCIAL, LLC

N. Viddal

By: Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, 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/herself to be Authorized Agent of **MUSIC CITY FINANCIAL, LLC** the within named bargainer, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Authorized Agent.

WITNESS my hand and official seal at office this 27th day of October, 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, 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 10/27/23.

Holly A

Affiant Signature

10/27/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of October, 2023

Jacqueline G Brown

Notary's Signature (Notary Seal)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 11/3/25