WARRANTY DEED

Karen Johnson Davidson County
Batch# 1080012 DEEDWARR
12/08/2023 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20231208-0094869

File No. DH-23-5259

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

S. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-22-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Charli D'anton	Same as new owner	
(NAME)	(NAME)	072-15-0-296.00
2014 Straightway Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **Valor Assets LLC, a Wyoming Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicole Charli D'anton, unmarried woman**, 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. 8 on the Plan of Scott Avenue Annex of record in Book 2331, Page 87, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the South side of Straightway Avenue and runs back 145.5 feet on the East line and 148 feet on the West line to a dead line on which it measures 51 feet.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty deed from Albretta Jackson, Unmarried of record in Instrument No. 20230228-0014298 Register's Office for Davidson County, Tennessee, dated February 28, 2023 and recorded on February 28, 2023.

Being the same property conveyed to Valor Assets LLC, a Wyoming Limited Liability Company by Warranty deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20230301-0014422 Register's Office for Davidson County, Tennessee, dated February 24, 2023 and recorded on March 1, 2023.

This is property more commonly known as:
2014 Straightway Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 6th day of December, 2023.

Valor Assets LLC, a Wyoming Limited Liability Company

By: _____
Nicholas J. Cangialosi, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

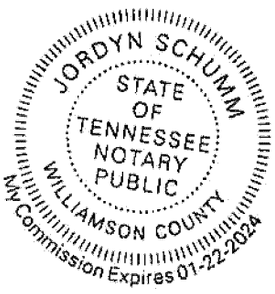
Before me, Nicholas J. Cangialosi of the state and county mentioned, personally appeared Nicholas J. Cangialosi, Sole Member of Valor Assets LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Valor Assets LLC, the within named bargainor, a Limited Liability Company, and that such Nicholas J. Cangialosi, Sole Member of Valor Assets LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Franklin, this 6th day of December, 2023.

_____
Notary Signature

Printed Name: Jordyn Schumm

My commission expires: _____



Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Shelby Smith, 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 12/6/23.

Shelby Smith

Affiant Signature

12/8/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

8 day of December, 20 23.

Notary's Signature

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

My Commission Expires: _____

Notary's Seal (if on paper)