Karen Johnson Davidson County
Batch# 1081233 DEEDWARR
12/12/2023 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $804.75
20231212-0095708

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 $217,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF DECEMBER, 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: Jose Gauna	SEND TAX BILLS TO: Jose Gauna	MAP-PARCEL NUMBERS
(NAME) 638 Brinkley Road	(NAME) 638 Brinkley Road	095020A13000CO
(ADDRESS) Murfreesboro, TN 37128	(ADDRESS) Murfreesboro, TN 37128	
(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, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose Gauna ,** 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:

Land in Davidson County, Tennessee, being Unit No. 62 on the Plan of Cottage Place Condominiums, filed as Exhibit C to and established by the Master Deed of record in Book 6520, Page 745 and amended in Book 6569, Page 212, Book 6636, Page 722 and Book 6902, Page 829, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Renee Mechelle Gentry and James Michael Odom, tenants in common, by virtue of that certain Executor's Quit Claim Deed dated September 20, 2023, and being of record at Instrument No. 20230926-0075618, in the amount of $10.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Redith C. Hodges, unmarried by virtue of Warranty Deed dated June 30, 2010 at Instrument No. 20100715-0055608, in the amount of $116,500.00 in the said Register's Office. Redith C. Hodges having died on or about December 30, 2022.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed dated December 5, 2023, and being of record at Instrument No._____202312120095707_____ 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 130 Cottage Pl 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 5th day of December, 2023.

MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY

Noah Viddal , Authorized Agent

By: Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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 5th day of December, 2023.

Notary Public

Notarized online using audio-video communication

My Commission Expires: May 16, 2027



Online Notary Public
My Commission Expires
May 16, 2027

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 December 5, 2023.

Affiant Signature

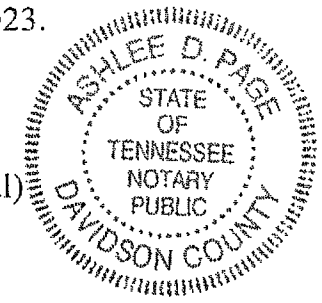
12/5/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of December, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026