DocuSign Envelope ID: E241EBEE-57B8-4E88-910C-641C370B2F4D

Karen Johnson Davidson County
Batch# 1081342 DEEDWARR
12/12/2023 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20231212-0095836

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Ste. 801
Memphis, TN 38119
Phone: 901-881-8600
File No: TN-23-2548B

L.A. QUINN
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 7, 2027

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

DocuSigned by:
N. Vidal
6D3F4459B6BA401...
Affiant

Subscribed & sworn to before me, this 8th day of December, 2023

DocuSigned by:
A6B3B96F1D0524B6...
Notary Public

My Commission Expires:
02/07/2027

| **Property Address:** 104 Elberta Street, Nashville, TN 37210<br>**Map/Parcel Number:** 119-05-0-229 | **Name & Address of New Owner**<br>Maged Saad<br>3845 Park Royal Lane, Nashville, TN 37013 | **Send Tax Bills To:**<br>Maged Saad<br>3845 Park Royal Lane, Nashville, TN 37013 |
|---|---|---|

Effective as of **11th day of December, 2023**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged**, Music City Financial, LLC, a Texas Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Maged Saad, a single man** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 128 on the Map of Subdivision of Lots Nos. 3 and 4 and Parts of 5 and 6 Cumberland Nurseries Plan, as of record in Plan Book 332, Page 148, in the Register's Office for said County.

Said Lot No. 128 fronts 50 feet on the Northerly Side of Elberta Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Grantor by Deed of record in Instrument No. 20231212-0095672, in the Register's Office of Davidson County, Tennessee, dated December 11, 2023 and recorded on December 12, 2023.

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This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2024 Davidson County**, and **2024 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

**TO HAVE AND TO HOLD** this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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** the Grantor's hand on this 8th day of December 2023

GRANTOR:

Music City Financial, LLC, a Texas Limited Liability Company

DocuSigned by:
By: N. Viddal
Noah Viddal, Authorized Signer

**STATE OF TENNESSEE**
**COUNTY OF SHELBY**

**Before me, by audio-video communication personally appeared, Noah Viddal, Authorized Signer of Music City Financial, 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 Authorized Signer of Music City Financial, LLC, the within named bargainor, a Limited Liability Company, and that such Noah Viddal, Authorized Signer of Music City Financial, LLC as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.**

**Witness my hand and seal, this** 12/8/2023

DocuSigned by:
**Notary Signature**

L.A. QUINN
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 7, 2027

**Tennessee Certification of Electronic Document**

I, Stevie Friesth, 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 11th, 2023 (date of document).

Affiant Signature

December 12th, 2023
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 12th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/7/2027

NOTARY'S SEAL

