Karen Johnson Davidson County
Batch# 1095071 DEEDWARR
01/26/2024 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $628.63
20240126-0005624

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QNET-19111-24B

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of JANUARY, 2024.

NOTARY PUBLIC

My commission expires _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Block 1150 Shelton Avenue Nashville, TN 37216	Same address as new owner	136-10-0A-047-00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($169,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RICHARD BLOCK, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 62, Unit 62, Condominium Site Plan, Lots 11-14, 57-62, Section Three, Priest Lake Forest, of record in Plat Book 5800, Page 263, Amending Plat Book 5800, Page 161, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Music City Financial, LLC from 2011 Bolton Community Property, dated January 26, 2024, and of record in Instrument No. 20240126-0005587, said Register's office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is __X__ unimproved ___ improved property, known as: **2826 Lake Forest Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 26th day of January, 2024.

GRANTOR(S)

Music City Financial, LLC, a Texas Limited Liability Company,

By N. Viddal

Noah Viddal, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, of said County and State, 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 a Member of Music City Financial, LLC, a Texas Limited Liability Company, the within named bargainor and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, Member.

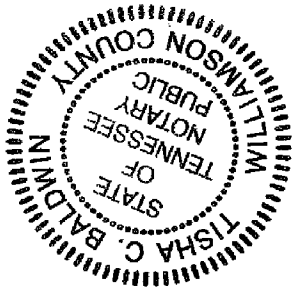
WITNESS my hand and seal, this the 26th day of January, 2024.

Notary Public

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11.28.26



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan. 26, 24 (date of document).

Jennifer L. Pennell

January 26, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26 day of Jan, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

