RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QNET-19389-24B

Karen Johnson Davidson County
Batch# 1096217 DEEDWARR
01/31/2024 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20240131-0006763

WARRANTY DEED

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 11.28.24

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
Maged Saad 4709 Terragon Trail Antioch, TN 37013	Same address as new owner	148-12-0-241

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY THOUSAND AND 00/100 Dollars ($240,000.00) 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, **MAGED SAAD, A SINGLE PERSON**, 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:

Land in Davidson County, Tennessee, being Lot No. 183 on the map of Terragon Trails, Section 5, as of record in Book 5050, page 87, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rent-It Holdings, LLC, from Gulf, LLC, 4709 Terragon Series by Warranty Deed dated 2/28/2022 and recorded 3/2/2022 in Instrument No. 20220302-0023911, said Register's Office.

Being the same property conveyed to Music City Financial, LLC, a Texas limited liability company, by Warranty Deed from Rent-It Holdings, LLC, dated Jan.30,24, of record in Instrument No. 20240131-0006707, 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 ___unimproved __X_ improved property, known as: **4709 Terragon Trail, Antioch, TN 37013**

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 30th day of January, 2024

GRANTOR(S)

Music City Financial, LLC, a Texas Limited Liability Company

By N. Viddal

Noah Viddal, ~~Member~~ Authorized Agent*

STATE OF TENNESSEE
COUNTY OF Williamson

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 30th day of January, 2024

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 1.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

* Authorized Agent

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 30, 24 (date of document).

Jennifer L. Pennell

January 30, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of Jan, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

