Karen Johnson Davidson County
Batch# 1098599 DEEDWARR
02/06/2024 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20240206-0008431

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sun Valley Properties LLC | New Owner | |
| (NAME) 6770 Bly Trice Rd. | (NAME) | 07309003100 |
| (ADDRESS) College Grove TN 37046 | (ADDRESS) | |
| (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, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sun Valley Properties LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being Lot No. 51 on the Plan of Gibson Heights, of record in Plat Book 1835, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.**

**Being the same property conveyed to MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company by Warranty Deed dated January 18, 2024 of record at Instrument No. _____202402060008430_____ in Register's Office of Davidson County, Tennessee. Being the same property previously conveyed to Charles C. Vaughan and wife, Fairest Vaughan by virtue of that certain Warranty Deed dated May 15, 1995, and being of record at Book 9672, Page 551 in the Register's Office of Davidson County, Tennessee. Charles C. Vaughan having pre-deceased Fairest Vaughan. Fairest Vaughan in said Deed died on or about May 27, 2022, survived by Charles C. Vaughan, Jr., William O. Vaughan, James S. Vaughan and David H. Vaughan as established by Affidavits of Heirship at Instrument Nos. 20230517-0036694 and Will recorded at Instrument No. 20230410-0025510 in the said Register's Office. Charles C. Vaughan, Jr., William O. Vaughan, James S. Vaughan and David H. Vaughan by virtue of Last Will and Testament of Fairest Vaughn admitted for probate in the Probate Court of Davidson County, Tennessee at Docket No. 22P1259. Probate is not closed.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in 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 2404 Andrew Pl Nashville, TN 37216
(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 26 day of January, 2024.

MUSIC CITY FINANCIAL, LLC

N. Viddal

**By: Noah Viddal, Authorized Agent**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of MUSIC CITY FINANCIAL, LLC.

WITNESS my hand and official seal at office this 26 day of January, 2024.

Notary Public

My Commission Expires: 1-6-25

**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 1/24/24.

Affiant Signature

1/26/24
Date

State of TN
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY