BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1106929
03/04/2024 09:52:11 AM
Fees: $13.00 Taxes: $813.63

Davidson County
DEEDWARR
2 pgs

20240304-0014688

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC My Comm Exp. April 27, 2025 JOSEPH WHITE DAVIDSON COUNTY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Skyline Holdings Group LLC	Same as New Owner	
(NAME) 325 Tamworth Drive	(NAME)	060-01-0-134.00
(ADDRESS) Nashville, TN 37214	(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, WE, **MUSIC CITY FINANCIAL, LLC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SKYLINE HOLDINGS GROUP LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 100 on the Plan of Golden Valley Estates, Section 1, of record in Plat Book 4175, Page 142, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to William A. White and wife, Jo Ann White by Warranty Deed from Jerry L. Arrington and wife, Shirley Arrington of record in Book 5408, page 629, Register's Office for Davidson County, Tennessee, dated March 20, 1979 and recorded on March 21, 1979.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed of record in Instrument No. 20240304-0014687 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 3140 Gwynwood Drive, Nashville, TN 37207
(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 29 day of February, 2024

MUSIC CITY FINANCIAL, LLC

BY: N-Viddal

NOAH VIDDAL, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, 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 Authorized Agent of Music City Financial, LLC, and that he as such Authorized Agent of Music City Financial, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Music City Financial, LLC.

Witness my hand and official seal this 29 day of February, 2024.

Commission expires:



Notary Public