Karen Johnson Davidson County
Batch# 1114873 DEEDWARR
03/25/2024 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20240325-0020514

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/7/2026

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

ADDRESS NEW OWNER(S) AS FOLLOWS: MUSIC CITY FINANCIAL, LLC	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
(NAME) 828 Royal Pkwy #204	(NAME)	09507004700
(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, **Doug Brooks, married, and Craig Roberts, married** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY** , HEREINAFTER CALLED THE GRANTEE, 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. 182, Plan of Merry Oaks, of record in Book 1835, Pages 67 & 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyedd to Doug Brooks, married and Craig Roberts, Married, as tenants in common with rights of survivorship, by virtue of that certain Warranty Deed dated March 19, 2024, and being of record at Instrument No. 20240319-0018889 in the Register's Office of Davidson County, Tennessee.

Grantors warrant that the above described property has never been their primary residence, and has been used for investment purposes only.

Being the same property previously conveyed to Erin Dias, Trustee of The 2314 Deerwood Rd Trust, by virtue of that certain Warranty Deed dated March 14, 2024, and being of record at Instrument No. 20240314-0017767, in the amount of $368,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to David Marchetti, a married man by virtue of Quit Claim Deed dated March 11, 2022 at Instrument No. 20220324-0033970, in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to David Marchetti and wife, Dana Marchetti by virtue of Quit Claim Deed dated June 9, 2021 at Instrument No. 20210621-0083393, in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to David Marchetti by virtue of Administrator's Quit Claim Deed dated June 9, 2021 at Instrument No. 20210621-0083392, in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to Julie Ann Marchetti by virtue of Last Will and Testament Deed dated October 19, 2015 at Instrument No. 20200604-0057405 in the said Register's Office.

Being the same property previously conveyed to Mary Ann Baldwin Marchetti by virtue of Quit Claim Deed dated April 2, 1993 at Book 8908, Page 929 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2314 Deerwood Rd. Nashville, TN 37214
(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 21 day of March, 2024.

Doug Brooks

Craig Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Doug Brooks and Craig Roberts**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21 day of March, 2024.

Notary Public

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 March 22 2024.

Affiant Signature

3/22/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of March, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026