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

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1115426 DEEDWARR
03/27/2024 10:32:21 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20240327-0021258

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp April 27, 2025 COUNTY OF WILLIAMSON

BOX 10-A

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
Jun Hong & Jieyu Xu	Same as New Owner	
(NAME)	(NAME)	
311 Shadow Creek Dr.		059-14-0-169.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, A TEXAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUN HONG AND JIEYU XU, HUSBAND AND WIFE,** 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:

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. 163 on the Plan of Haynes Manor, Section 1 of Record in Book 3600, Page 85, Registers Office for said County, described as follows:

Beginning at a Point in the Northeasterly margin of Crouch Drive, said Point Being the Southernmost corner of Lots 163 and 164; Thence in a Northeasterly direction along the line between 163 and 164, 100 feet to a Point, said Point being the common corner of Lots 163 and 164 and 187; Thence in a Southeasterly direction along the line between Lots 163 and 187, 100 feet to point in the Northwesterly margin of Work drive, Said point Being the Easternmost common corner of Lots 163 and 187; Thence in a Southwesterly direction along the Westerly margin of Work Drive, 75 feet to a Concrete Monument in the Westerly Margin of Work Drive; Thence around a curve to the Right at the intersection of Work Drive and Crouch Drive, Said Curve having a length of 39.27 feet and a Radius of 25 feet, to a Concrete Monument in the Northeasterly margin of Crouch Drive; Thence in a Northwesterly direction along the Northeasterly margin of Crouch Drive, 75 feet to the Point of Beginning.

Being the same property conveyed to Thomas E. Shute and wife, Kenneth W. Shute by Warranty Deed from Paragon Builders Inc of record in Book 3960, page 753, Register's Office for Davidson County, Tennessee, dated November 09, 1965 and recorded on November 19, 1965.

Being the same property conveyed to Kenneth N. Shute, a single woman by Quitclaim Deed from Kenneth N. Shute, who erroneously acquired title as Kenneth W. Shute, a single woman of record in Instrument No. 20170207-0013010 Register's Office for Davidson County, Tennessee, dated December 22, 2016 and recorded on February 07, 2017.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty Deed of record in Instrument No. 20240327-0021257 , 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.

unimproved
This is improved x property, known as 3820 Crouch 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.

JW2024-383

Witness my hand this 25 day of March, 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 25 day of March, 2024.

Commission expires:



Notary Public