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

WARRANTY DEED

Karen Johnson
Batch # 1116903
04/01/2024 11:14:30 AM
Fees: $13.00 Taxes: $1,479.63

Davidson County
DEEDWARR
2 pgs

20240401-0022308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th 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
Konrad Norris	Same as New Owner	
(NAME)	(NAME)	
409 McIver St #A		147-01-0-112.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 **KONRAD NORRIS, A MARRIED PERSON,** 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, Tennessee, described as follows, to wit:

Being Lot No. 371 on the Plan of Caldwell Hall, Section III; as in record in Book 2900, Page 131, Register's Office for said County.

Said Lot fronts 90 feet on the south side of Lynn Drive, and runs back between parallel lines, 162.5 feet to a dead line.

Being the same property conveyed to Paul Richard Brackett and wife, Joyce Dean Brackett by Warranty Deed from Lloyd E. Taylor and wife, Elizabeth L. Taylor of record in Book 3400, page 253, Register's Office for Davidson County, Tennessee, dated June 2, 1962 and recorded on June 12, 1962.

Being the same property conveyed to Paul Richard Brackett and Joyce Dean Brackett, as Trustees of The Brackett Family Trust, Dtd. July 20, 2018 by Quitclaim Deed from Paul Richard Brackett and wife, Joyce Dean Brackett of record in Instrument No. 20180720-0071148 Register's Office for Davidson County, Tennessee, dated July 20, 2018 and recorded on July 20, 2018.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed of record in Instrument No. 20240401-0022307 **, 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 315 Lynn Drive, Nashville, TN 37211
(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.

JW2024-344

Witness my hand this 28 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 28 day of March, 2024.

Commission expires:



Notary Public