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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1121143
04/10/2024 09:48:29 AM
Fees: $13.00 Taxes: $998.63

Davidson County
DEEDWARR
2 pgs

20240410-0025371

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF APRIL, 2024.

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
X&L Properties, LLC	Same as New Owner	
(NAME)	(NAME)	
8011 Brooks Chapel Rd. #1325		161-13-0-008.00
(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 **X&L PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 33-A on the Plan of Zone Lot Division Lot 33 Section Two, Brentwood Meadows of record in Plat Book 6250, Page 655, amending Plat Book 5200, Page 782, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Baeho Shin, unmarried and Jaekyung Shin, unmarried, tenants in common with right of survivorship by Warranty deed from Jeffrey A. Pitzer and wife, Denise L. Pitzer of record in Instrument No. 20100806-0062136 Register's Office for Davidson County, Tennessee, dated July 30, 2010 and recorded on August 06, 2010.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty Deed of record in Instrument No. 20240410-0025368 **, 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 5609 Hickory Meadows Ct., Brentwood, TN 37027
(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.

JW2024-301A

Witness my hand this 9th day of April, 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 9th day of April, 2024.

Commission expires:



Notary Public