WARRANTY DEED

Karen Johnson Davidson County
Batch# 1122852 DEEDWARR
04/15/2024 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $397.75
20240415-0026733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS 11 DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-3-2027

(AFFIX SEAL)

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 #304	(NAME) 828 Royal Pkwy #304	07105022500
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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, **1820 4th Avenue North, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS 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. 131 Scruggs Sub., Brooklyn Heights as of record in Book 332, Page 140, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to 1820 4th Avenue North, LLC, by virtue of that certain Quit Claim Deed dated March 5, 2020, and being of record at Instrument No. 20200309-0026117 and Quit Claim Deed dated February 9, 2024 at Instrument No. 20240213-0010082 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Cal-Ten, Inc. by virtue of Warranty Deed dated August 11, 2015 at Instrument No. 20150812-0080676 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 for 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 1818 Seminary St. Lot 131 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 11th day of April, 2024.

1820 4TH AVE NORTH, LLC

Michael Grant, Member

By: Michael Grant, Member

By: Marcella E. McClain, individually (being the sole devisee of the estate of Ernest L. McClain) and as Executor of the Estate of Ernest L.McClain, its Member

STATE OF Tennessee
COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Michael Grant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of 1820 4th Avenue North, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as a Member.

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

Notary Public

My Commission Expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Marcella E. McClain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be individually (being the sole devisee of the estate of Ernest L. McClain) and as Executor of the Estate of Ernest L. McClain, a Member of 1820 4th Avenue North LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company individually (being the sole devisee of the estate of Ernest L. McClain) and as Executor of the Estate of Ernest L. McClain, as a Member.

Witness my hand and seal, at office, this 11 day of April, 2024.

Jacqueline G Brown
NOTARY PUBLIC

My Commission Expires: 11/3/25

JACQUELINE G BROWN
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 4/9/24.

Holly A

Affiant Signature

4/12/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of April, 2024

Notary's Signature (Notary Seal)

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON