Karen Johnson Davidson County
Batch# 1126091 DEEDWARR
04/23/2024 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.13
20240423-0029158

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01/06/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $594,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: CLF TN Ventures, LLC,	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBERS
(NAME) 510 Timmons Street	(NAME) 510 Timmons Street	160030031 00
(ADDRESS) Nashville TN 37211	(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, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLF TN Ventures, LLC,** , 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:

Being Lot No. 275 on the Plan of Haileywood Estates, Section VIII, as of record in Book 2854, Page 19, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the northerly margin of Regent Drive, the common corner of Lots Nos. 275 and 276; thence with said margin westerly 61.6 feet to a point; thence around a curve 34.7 feet to a point; thence continuing with said Drive, northwesterly 94.7 feet to a point; thence 51° 47' east 231.3 feet to a point; thence 60° 10' east 8.0 feet to the common rear corner of Lots Nos. 275 and 276; thence southerly with the line between lots, 256 feet to the beginning.

Being the same property conveyed to James R. Sparks and wife, Beverly Brown Sparks, Trustees of the Sparks Joint Revocable Living Trust AGreement U/A/D October 31, 2000 and any successors in Trust and any amendments thereto, by virtue of that certain Quit Claim Deed dated October 31, 2000, and being of record at Instrument No. 20001106-0110044 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to James R. Sparks and wife, Beverly Brown Sparks by virtue of Warranty Deed dated May 16, 1969 at Book 4335, Page 498 in the said Register's Office.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, by warranty deed dated 19th day of April, 2024, of record at 20240422-0028826 in said Register's Office Tennessee.

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 5401 Anchorage Dr. Nashville, TN 37220
(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 19th day of April, 2024.

MUSIC CITY FINANCIAL, LLC

N. Viddal

By: Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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 the Authorized Agent of MUSIC CITY FINANCIAL, 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 the Authorized Agent.

WITNESS my hand and official seal at office this 19th day of April, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
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 April 22 2024.

Affiant Signature

4/22/24

Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026