WARRANTY DEED

Karen Johnson Davidson County
Batch# 1139267 DEEDWARR
05/24/2024 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20240524-0038937

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF May, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELONIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Matthew Jones	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	098050A16000CO
102 Hartman Dr. #G265 (ADDRESS)	(ADDRESS)	
Lebanon, TN 37087 (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(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Matthew Jones,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 118 ON THE PLAN OF REVISION ONE, SECTION FIVE, HAMPTON HALL OF RECORD IN INSTRUMENT NO. 200007280074425, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC by Warranty Deed dated May ____ 2024 of record at Instrument Number 202405240038936 in the Register's Office of Davidson County, tennessee. Being previously conveyed to Mary C. Able, a single person, by virtue of that certain Quit Claim Deed dated January 24, 2009, and being of record at Instrument No. 20090203-0009073 in the Register's Office of Davidson County, 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 205 Hallford Pl Hermitage, TN 37076
(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 23rd day of May, 2024.

MUSIC CITY FINANCIAL, LLC

By: Noah Viddal, Authorized Agent

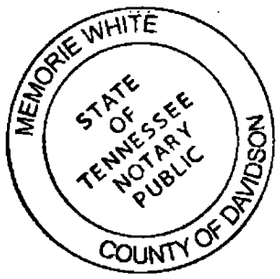
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, 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/herself to be **Authorized Agent** of **MUSIC CITY FINANCIAL, LLC** the within named bargainer, and that he/she as such **Authorized Agent**, executed the foregoing instrument for the purposes therein contained, by signing the name of **MUSIC CITY FINANCIAL, LLC** by himself/herself as **Authorized Agent**.

WITNESS my hand and official seal at office this 23rd day of May, 2024.

Notary Public

My Commission Expires: 3.3.2025



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 May 23, 2024.

Affiant Signature

5/23/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of May, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

