Karen Johnson Davidson County
Batch# 1144620 DEEDWARR
06/07/2024 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20240607-0042873

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/30/2024
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Easy Home Solutions, Inc.	New Owners	
(NAME)	(NAME)	135120A02400CO and 135120A07400CO
1211 Harvest Grove Blvd		
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37129		
(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 Liabilty Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Easy Home Solutions, Inc., a Tennessee For-profit Corporation,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2051 and Garage Unit No. 2051-G of Master Plat Plan for Nashboro Village Twelve Condominium, a Condominium Development established to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Nashboro Village Twelve Condominiums of record in Book 4827, Page 30 as amended in Instrument No. 20090603-0051209, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in "Exhibit B" to said Master Deed.

Being all or part of a portion of the same property conveyed to MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company, by Warranty Deed dated 5/29/2024, and being of record at Instrument No. 20240604-0041756 in the Register's Office of Davidson County, Tennessee.
Being the same property previously conveyed to The Carmelo J. Santoro and Nancy J. Santoro Family Trust, by virtue of that certain Quit Claim Deed dated May 27, 2020, and being of record at Instrument No. 20200618-0064001 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved ___ unimproved x property, known as 2051 Nashboro Blvd Nashville, TN 37217
(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 31st day of May, 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 authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of MUSIC CITY FINANCIAL, LLC.

WITNESS my hand and official seal at office this 31st day of May, 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 ~~June~~ May 31, 2024.

Affiant Signature

5/31/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of ~~June,~~ May 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

