RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-22391-24B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1146808 DEEDWARR
06/13/2024 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,008.25
20240613-0044383

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of June 2024

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2025

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Utopia Homes, LLC 5149 West Oak Highland Drive Nashville, TN 37013	Same address as new owner	061-13-0-006

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY TWO THOUSAND FIVE HUNDRED AND 00/100 Dollars ($272,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MUSIC CITY FINANCIAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **UTOPIA HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, State of Tennessee, being Lot No. 118 on the Plan of SHEPARDWOOD SUBDIVISION, SECTION 2, a plat which is of record in Plat Book 4460, Page 66, in the Registers Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Music City Financial, LLC, by deed from Nettie M. Holt, dated June 12, 2024, and of record in Instrument No. 20240613-0044339, said Register's office.

Being the same property conveyed to David R. Holt etux Nettie M. Holt, by Warranty Deed from Clarance Shadowens, Jr. etux Betty L. Shadowens, of record in Book 5180, Page 417, in the Register's Office of Davidson County, Tennessee, dated August 03, 1977 and recorded on August 05, 1977. The said David R. Holt died on May 03, 2020, leaving Nettie M. Holt as surviving tenant by the entirety.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 2589 Bethwood Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 12th day of June, 2024.

GRANTOR(S)

Music City Financial, LLC, a Texas Limited Liability Company

By N. Viddal
Noah Viddal, Member

STATE OF TENNESSEE
COUNTY OF Williamson

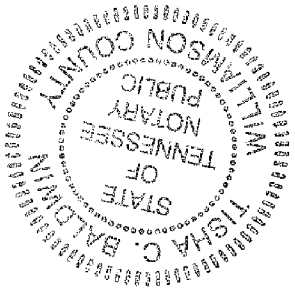
Personally appeared before me, a Notary Public, of said County and State, Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Music City Financial, LLC, a Texas Limited Liability Company, the within named bargainor and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, Member.

WITNESS my hand and seal, this the 12th day of June, 2024

Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires: 11.28.26



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 12, 24 (date of document).

Jennifer L. Pennell

June 12, 24
Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

