Karen Johnson Davidson County
Batch# 1153154 DEEDWARR
07/01/2024 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $693.75
20240701-0049588

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF June, 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: Steven Rothstein Trust	SEND TAX BILLS TO: New Owners	MAP-PARCEL NUMBERS
(NAME)	(NAME)	128-13-0A-170.00-CO
1223 Kenwood Dr. (ADDRESS)	(ADDRESS)	
Nashville TN 37216 (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 **Steven Rothstein Trust** , 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 Unit No. 170 of Westfield, a horizontal property regime established by Master Deed of record in Book 6678, page 771, and amended in Book 6736, page 110 and further amended in Book 6801.page 962. Book 6831, page 982 and in Book 7271, page 256, the Plan of which is of record in Book 6250, page 590, and the first revision thereof in Book 6250, page 748, as further shown and described in an amended document of record in 6831, page 682, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to David D. Carter, unmarried by Warranty Deed from Suzanne Bishop of record in Instrument No. 20010409-0034274 Register's Office for Davidson County, Tennessee, dated March 30, 2001 and recorded on April 09, 2001.

Being the same property conveyed to David D. Carter, Trustee of the David Duggan Carter Revocable Trust dated November 28, 2023 by Quitclaim Deed from David D. Carter of record in Instrument No. 20231221-0098299 Register's Office for Davidson County, Tennessee, dated November 28, 2023 and recorded on December 21, 2023.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY by Warranty Deed from David D. Carter, Trustee of the David Duggan Carter Revocable Trust dated November 28, 2023 of record in Instrument No. ____202407010049587_____ Register's Office for Davidson County, Tennessee.

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 170 Westfield Dr. #170 Nashville, TN 37221
(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 28th day of June, 2024.

MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY

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 28th day of June, 2024.

Notary Public
My Commission Expires: 1-6-25



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 28, 2024.

Affiant Signature

6/28/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of June, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

