This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1160852 DEEDWARR
07/23/2024 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20240723-0055189

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $250,000

Affiant Signature

Subscribed and sworn to before me on this the 19 Day of July, 2024

Notary Public

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03.03.2025

My Commission expires 03/03/2025

NAME AND ADDRESS OF PROPERTY OWNER:
Music City Management Investments, LLC
2905 Parthenon Avenue, #108,
Nashville, TN 37203

SEND TAX BILLS TO:
Music City Management Investments, LLC
2905 Parthenon Avenue, #108,
Nashville, TN 37203
MAP AND PARCEL NUMBER: 05205007400

WARRANTY DEED
24NT00677

Effective the 19 Day of July, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ryan Rapheal and Gladys Rapheal, Husband and Wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Music City Management Investments, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 43, Block I on the Plan of Power and Roth's Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No, 43, Block 1, fronts 60 feet on the southerly side of Emmett Avenue and runs back between parallel lines 200 feet to a deal line.

Being the same property conveyed to Ryan Rapheal and Gladys Rapheal, Husband and Wife, from Douglas Mitchell Crabtree, unmarried, by Warranty Deed dated 08/23/2019 and recorded 08/27/2019 in Instrument No. 20190827-0085957, Register's Office of said County.

This is an improved property commonly known as: 430 Emmitt Ave, Madison, TN 37115-4715

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 19 day of July, 2024

Ryan Rapheal
State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ryan Rapheal,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of July, 2024

Notary Public

My Commission expires: 9 / 2 / 24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Gladys Rapheal
State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Gladys Rapheal,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of July, 2024

Notary Public

My Commission expires: 9 / 2 / 24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Summer Boxton 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 7/19/2024 (date of document).

Summer Boxton
Affiant Signature

7/22/2024
Date

State of Tennessee
County of Davidson

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

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24