WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-22615-24-B

Karen Johnson Davidson County
Batch# 1162084 DEEDWARR
07/25/2024 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $695.60
20240725-0056119

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of July 2024

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

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
DS Investments & Rentals, LLC 617 Albany Drive Madison, TN 37115	Same address as new owner	034-14-0-071 AND 034-14-0-070

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY EIGHT THOUSAND AND 00/100 Dollars ($188,000.00) 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 TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DS INVESTMENTS & RENTALS, 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:

PARCEL 1 (034 14 0 071.00)
Land in Davidson County, Tennessee, being Lot No. 91, on the Plan of STANLEY HEIGHTS, as of record in Plat Book 3300, Page 74, Register's Office for Davidson County, Tennessee. Said Lot No. 91 fronts 76.0 feet on the Southeasterly margin of Aurora Avenue and runs back 67.4 feet on the Southwesterly line and 113.3 feet on the Northeasterly line to a dead line in the rear on which it measures 88.8 feet.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty deed from James S. Dudney, Sr and wife, Mary B. Dudney, in the Register's Office for Davidson County, Tennessee dated July 18, 2024 , and recorded in Instrument No. **202407230055051**.

Being the same property conveyed to James S. Dudney and wife, Mary B. Dudney, by Warranty Deed from William D. Smith and wife, Connie G. Smith, of record in Book 4800, Page 107, in the Register's Office for Davidson County, Tennessee, dated March 27, 1974, and recorded on March 28, 1974.

PARCEL 2 (034 14 0 070.00)
Land in the 11th Civil District of Davidson County, Tennessee, being Reserve Parcel A as shown on the Plan of STANLEY HEIGHTS of record in Book 3300, Page 74, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty deed from James S. Dudney, Sr and wife, Mary B. Dudney, in the Register's Office for Davidson County, Tennessee dated July 18, 2024, and recorded in Instrument No. **202407230055051**.

Being the same property conveyed to James S. Dudney and wife, Mary B. Dudney, by Quitclaim Deed from Triangle Ranchland, Inc., a Tennessee corporation, of record in Book 7230, Page 107, in the Register's Office of Davidson County, Tennessee, dated April 08, 1987 and recorded on May 08, 1987.

Being the same property previously conveyed to Triangle Ranchlands, Inc., a Tennessee corporation, by Warranty Deed from Murphree Realty Company, a Tennessee corporation, of record in Book 4665, Page 990, in the Register's Office of Davidson County, Tennessee, dated December 13, 1972 and recorded on December 20, 1972.

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: 300 Aurora Avenue, Madison, TN 37115

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 19th day of July, 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 19th day of July, 2024.

Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires: 1-28-26

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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 July 19, 24 (date of document).

Jennifer L. Pennell

July 22, 24
Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

