Karen Johnson Davidson County
Batch# 1167544 DEEDWARR
08/12/2024 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240812-0060671

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

File No. DH-24-7337

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings LLC	Same as New Owner	
(NAME)	(NAME)	
5000 Riverside Drive, Bldg 5, Ste 100W		082-08-0-363.00
(ADDRESS)	(ADDRESS)	
Irving, TX 75039		
(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, I/we, **Flash Raise Funding, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Holdings LLC, a Texas Limited Liability Company**, 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 Lot No. 12 on the Plan of Phillip Olwill's Addition to East Nashville, as of record in Book 57, Page 134, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Berthine Hatcher by Warranty Deed from Theodore R. Rodeman of record in Book 5744, page 427, Register's Office for Davidson County, Tennessee, dated May 8, 1981 and recorded on May 12, 1981.

Being the same property conveyed to Edward Hatcher by Quit Claim Deed from Berthine Hatcher now known as Berthine Jordan of record in Instrument No. 20220408-0041390 Register's Office for Davidson County, Tennessee, dated October 21, 2020 and recorded on April 8, 2022.

Being the same property conveyed to Property Solutions Group of TN, LLC by Quitclaim Deed from Ed Hatcher of record in Instrument No. 20230523-0038632 Register's Office for Davidson County, Tennessee, dated May 19, 2023 and recorded on May 23, 2023.

Being the same property conveyed to Flash Raise Funding, LLC by Substitute Trustee's Deed from David G. Mangrum, Substitute Trustee of record in Instrument No. 20240712-0052561 Register's Office for Davidson County, Tennessee, dated July 12, 2024 and recorded on July 12, 2024.

This is property more commonly known as 954 Mansfield Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 2nd th day of August, 2024.

Flash Raise Funding, LLC, a Limited Liability Company

By: _____
Jeffrey A. Katz, Authorized Manager

STATE OF Texas
COUNTY OF Travis

Before me, a notary public of the state and county mentioned, personally appeared Jeffrey A. Katz of Flash Raise Funding, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Manager of Flash Raise Funding, LLC, the within named bargainor, a Texas Limited Liability Company, and that such Jeffrey A. Katz of Flash Raise Funding, LLC as such Authorized Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Manager.

Witness my hand and seal, at office in Jeffrey Katz, this 2nd day of August 2024.

Notary Signature

Printed Name: Brittany Littlefield

My commission expires: 05-06-2026

BRITTANY LITTLEFIELD
Notary Public, State of Texas
Comm. Expires 05-06-2026
Notary ID 130804995

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

DH-[illegible] Warranty Deed

202408120060671

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **August 2, 2024**.

Date

D Hardwick

Affiant Signature

August 8, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8th** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026