DocuSign Envelope ID: 1BA82C5D-9618-434B-98F2-C240F4653123

Karen Johnson Davidson County
Batch# 1170226 DEEDWARR
08/15/2024 09:59:30 AM 4 pgs
Fees: $23.00 Taxes: $610.50
20240815-0062446

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Ste. 801
Memphis, TN 38119
Phone: 901-881-8600
File No: TN-24-1705

CASSIE TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-11-26

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed & sworn to before me, this 9 day of August, 2024

Notary Public

My Commission Expires: 3/11/2026

Property Address: 2932 Rich Acres Drive, Nashville, TN 37207 **Map/Parcel Number:** 060-07-0-106	**Name & Address of New Owner** Molly B. Manella and Travis S. Neuberger 315 Cleveland Street, Nashville, TN 37207	**Send Tax Bills To:** Molly B. Manella and Travis S. Neuberger 315 Cleveland Street, Nashville, TN 37207

Effective as of **9th day of August, 2024**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Music City Financial, LLC, a Texas Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Molly B. Manella, a single person, and Travis S. Neuberger, a single man** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of SECTION 3, HILLHURST ACRES, of record in Plat Book 2331, Page 86, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being part of the same property conveyed to Grantor by Deed of record in Instrument No. 20240814-0062156, in the Register's Office of Davidson County, Tennessee, dated 08/09/2024 and recorded on 08/14/2024.

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This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2024 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 8/8/2024 day of August 2024

GRANTOR:

Music City Financial, LLC, a Texas Limited Liability Company

DocuSigned by:

By: Noah Viddal

Noah Viddal, Authorized Signer

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, by audio-video communication personally appeared, Noah Viddal, Authorized Signer of Music City Financial, 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 Signer of Music City Financial, LLC, the within named bargainor, a Limited Liability Company, and that such Noah Viddal, Authorized Signer of Music City Financial, LLC as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, this 8/8/2024

DocuSigned by:

Natasha Vuckovic Soares

Notary Signature

NATASHA VUCKOVIC-SOARES
TENNESSEE NOTARY PUBLIC
Shelby County

ONLINE NOTARY PUBLIC
My Commission Expires: October 5, 2025

Amherst Sales
Cover Sheet

Return Executed Documents to: **Summit Title & Escrow, LLC**

Please find attached
closing documents for: **2932 Rich Acres Drive, Nashville, TN 37207**

Closing Date: **08/09/2024**

Seller: **VM Master Issuer, LLC, a Delaware Limited Liability Company**

Buyer Name: **Music City Financial, LLC, a Texas Limited Liability Company**

Sales Price: **$131,000.00**

Document Pages to Return to Summit/McNamee: **6**

Sincerely,
Cassie Tucker

Tennessee Certification of Electronic Document

I, Alan Alsobrook, 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 8/9/2024 (date of document).

Affiant Signature

8/9/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 9 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27