Karen Johnson Davidson County
Batch# 1174828 DEEDWARR
08/27/2024 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,229.44
20240827-0065889

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $602,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/30/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cason Hayes	New Owners	
(NAME) 1029 15th Ave S	(NAME)	10501014500
(ADDRESS) Nashville TN 37212	(ADDRESS)	
(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 **Cason Hayes,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 108 on the Plan of M.A. Spurr's Subdivision, as of record in Book 21, Page 83, Register's Office for said County.

Said Lot No. 108 fronts 50 feet ont he west side of 15th Avenue South and extends back between parallel lines, 140.6 feet to an alley.

Being all or part of a portion of the same property conveyed to MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company, by Warranty Deed dated _____, and being of record at Instrument No. ___20240827006588___ in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Sherreesee G. Dones, Reginald A. Bingham, II, Mikela Gordon, Genell Dones and Micah Ivan Dones by virtue of Last Will and Testament of Eleanor Abston Gordon admitted for probate in the Probate Court of Davidson County, Tennessee at Docket No. 23P1043.

Being the same property previously conveyed to Eleanor A. Gordon,by virtue of Last Will and Testament of Henry Richard Gordon admitted for probate in the Probate Court of Davidson County, Tennessee at Docket No. 24P511.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1029 15th Ave S. Nashville, TN 37212
(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 18 day of July, 2024.

MUSIC CITY FINANCIAL, LLC

N. Viddal

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 18 day of July, 2024.

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/7/2026

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 August 26 2024.

Affiant Signature

8/27/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of August, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY