WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-24655-24B

Karen Johnson Davidson County
Batch# 1182155 DEEDWARR
09/16/2024 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $758.13
20240916-0071317

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIIS TRANSFER IS $204,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of Sept, 2024

NOTARY PUBLIC

My commission expires:

JENNIFER D PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION 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
TJRT Allpros, LLC 361 Childe Harolds Circle Brentwood, TN 37027	Same address as new owner	080-08-0-209

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars ($204,900.00) 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, **TJRT ALLPROS, 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:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of BORDEAUX HILLS, SECTION FOUR, of record in Plat Book 3600 at Page 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty Deed from Tina M. Harris, Successor Trustee of The Annie G. Delk Living Trust dated September 30, 2004, dated 09/13/2024, recorded 9/13/24 in Instrument No. 20240913-0070966, said Register's Office.

Being the same property conveyed to The Annie G. Delk Living Trust, by Quitclaim Deed from Annie G. Delk, of record in Instrument No. 20020227-0025221, in the Register's Office of Davidson County, Tennessee, dated January 01, 2002, and recorded on February 27, 2002. The original Settlor and Trustee, Annie G. Delk, has since passed on 9/25/2004. Tina M. Harris is the Successor Trustee as per The Annie G. Delk Living Trust as evidenced in Certificate of Trust in Instrument No. 20240913-0070965, said Register's Office.

Being the same property conveyed to Annie G. Delk, by Quitclaim Deed from Calvin L. Delk and Wife, Annie G. Delk, of record in Book 6795, Page 408, in the Register's Office of Davidson County, Tennessee, dated February 25, 1986, and recorded on March 04, 1986.

Being the same property conveyed to Calvin L. Delk and wife, Annie G. Delk, by Warranty Deed from Martha Bledsoe Brown, Unmarried, of record in Book 6471, Page 373, in the Register's Office of Davidson County, Tennessee, dated January 04, 1985, and recorded on January 09, 1985.

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: 3203 Mayer Lane, Nashville, TN 37218

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 13th day of September, 2024

GRANTOR(S)

Music City Financial, LLC, a Texas Limited Liability Company

By: N. Viddal
Noah Viddal, Authorized Agent

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 Authorized Agent of Music City Financial, LLC, within named bargainor and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Authorized Agent.

WITNESS my hand and seal, this the 13th day of September 2024.

Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11-28-26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE 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 Sept. 13, 24 (date of document).

Jennifer L. Pennell

Sept. 13, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of Sept, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

