Karen Johnson Davidson County
Batch# 1189902 DEEDWARR
10/04/2024 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $989.75
20241004-0077212

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-6-25

(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
Gerges Sondi, Amir Sondi Samia Nakola	New Owners	
(NAME) 6030 Ocala Rd	(NAME)	13607006900
(ADDRESS) Murfreesboro TN 37128	(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 **Gerges Sondi, married and Amir Sondi, married and Samia Nakola, married,** 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. 104 on the plan of Priest Lake Park, Section II, of record in Book 4175, Page 56, 57, and 58, Register's Office for said county, to which reference is made for a more complete description.

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. 202410040077211 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert C.Moore et ux and Arlene M. Moore, by virtue of that certain Warranty Deed dated July 5, 1983, and being of record at Book 6089, Page 278 in the Register's Office of Davidson County, Tennessee. Arlene M. Moore, having pre-deceased Robert C.Moore on/or about November 29, 2020. Robert C. Moore having passed away on/or about September 2, 2023. Affidavit(s) of Heirship as to Robert C. Moore recorded in Instrument Nos. ____202410040077208_____, _____202410040077209_____, and ____202410040077210__, in the Register's Office for Davidson County, Tennessee, stating that the only heirs at law are Scott Moore and Jennifer Carpenter.

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 property, known as 3829 Lake Aire Dr. Nashville, TN 37217
(unimproved _)
(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 2ND day of October, 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 authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of MUSIC CITY FINANCIAL, LLC.

WITNESS my hand and official seal at office this 2ND day of October, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 October 3 2024.

Affiant Signature

10/3/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of October, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026