RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-27039-24B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1218699 DEEDWARR
12/20/2024 12:18:30 PM 4 pgs
Fees: $23.00 Taxes: $952.75
20241220-0099167

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of Dec 2024

NOTARY PUBLIC

My commission expires:

JENNIFER PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. 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
Nash Homes, LLC 5600 Glenalden Drive Smyrna, TN 37167	Same address as new owner	136-14-0-114.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars ($257,500.00) 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 COMPNAY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NASH HOMES, 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:

SEE ATTACHED EXHIBIT "A"- LEGAL DESCRIPTION

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 __X_ improved property, known as: **209 Upwind Court, Nashville, TN 37217**

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 19th day of December, 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 19th day of December, 2024.

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

Notary Public

Jameson B Baldwin
Printed Notary Name

My commission expires: 9/19/28

EXHIBIT "A"-LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 43 on the plan of the Resubdivision of Lots 42 and 43, Section 2, Harbour Town Villages, as shown by plat of record in Plat Book 4885, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Astrid Shumate, unmarried, from John Cook and Allen Earps, by Warranty Deed dated 8/28/1978 and recorded 8/29/1978 in Book 5331, page 348, said Register's Office. The said Astrid Shumate has since died on October 9, 2024, unmarried and testate. Her Last Will and Testament was opened to probate in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, as Docket No. 24P2250, where Melissa Bloom was appointed as the Executor of the Estate. Melissa Bloom was also the sole beneficiary named in the Decedent's Will.

Being the same property conveyed to Music City Financial, LLC, from Melissa Bloom, Personal Representative of the Estate of Astrid Shumate, now deceased, and Melissa Bloom, individually as sole beneficiary of the Astrid Shumate by Warranty Deed, dated 12/19/24 and recorded 12/20/24 of record in Instrument No. 20241220-0099039, said Register's Office.

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 Dec. 19, 24 (date of document).

Jennifer L. Pennell

Dec 19, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of December, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

