RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-27578-25

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LB-SP-25-445

Karen Johnson
Batch # 1229795
01/23/2025 12 57 30 PM
Fees $13 00 Taxes $980 50

Davidson County
DEEDWARR
2 pgs

20250123-0005368

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000 00

AFFIANT

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2026

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of January, 2025

NOTARY PUBLIC

My commission expires 05/08/26

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
Thomas Haehn 445 London Court Antioch, TN 37013	Same address as new owner	149-02-0D-018.00 CO

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($265,000.00) 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, **THOMAS HAEHN, AN UNMARRIED MAN**, 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:

Lying and being in Davidson County, Tennessee, and being Lot No. 18 on the plan of Piccadilly Subdivison, Section 4, of record in Book 6900, Page 481, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Anthony G Wilkerson, married, by virtue of that certain Warranty Deed dated January 31, 1996, and being of record at Book 9947, Page 116 in the Register's Office of Davidson County, Tennessee. Anthony G. Wilkerson died intestate on about January 9, 2024. Affidavits of Heirship as to Anthony G Wilkerson recorded in Instrument No 20241127-0093026 and Instrument No. 20241127-0093027, in the Register's Office for Davidson County, Tennessee, stating that the only heirs at law are his wife, Rose Marie Wilkerson, and his children, Anthony Wilkerson, II, and AntaNeisha Wilkerson.

Being the same property conveyed to Music City Financial, LLC, a Texas limited liability company, from Rose Marie Wilkerson, unmarried, Anthony Wilkerson, II, unmarried and AntaNeisha Wilkerson, unmarried, by Warranty Deed dated 11/20/2024 and recorded 11/27/2024 in Instrument No 20241127-0093028, said Register's Office

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: 445 London Court, Antioch, TN 37013

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 21ST day of JANUARY, 2025.

GRANTOR(S)

Music City Financial, LLC, a Texas Limited Liability Company

By N. Viddal

Noah Viddal, Member

STATE OF TENNESSEE
COUNTY OF

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 a Member of Music City Financial, LLC, a Texas Limited Liability Company, the within named bargainor and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, Member.

WITNESS my hand and seal, this the 21ST day of JANUARY, 2025.

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

Notary Public

Jameson B Brown

Printed Notary Name

My commission expires: 9/19/28