WARRANTY DEED
RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-28504-25

Karen Johnson Davidson County
Batch# 1249306 DEEDWARR
03/24/2025 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $739.63
20250324-0021575

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2025

NOTARY PUBLIC

My commission expires: NOVEMBER 27, 2027

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
Ruben Rosas Martinez 2830 Valley Creek Road Culleoka, TN 38451	Same address as new owner	075-11-0-154.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($199,900.00) 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, **RUBEN ROSAS MARTINEZ**, * 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:

* **an unmarried person**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 73-A ON THE PLAN OF RACHEL'S SQUARE, SECTION TWO, ZONE LOT DIVISION LOTS 49, 50, 51, 52, 53, 54, 55, 56, 57, 58,59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77 AND 79, OF RECORD IN BOOK 6250, PAGE 541, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED TO CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 2, FROM JASON MANGRUM, SUBSTITUTE TRUSTEE, BY SUBSTITUTE TRUSTEES DEED DATED 12/17/2014 AND RECORDED 12/14/2014 IN INSTRUMENT NO. 20141217-0115662, SAID REGISTER'S OFFICE.

THIS BEING THE SAME PROPERTY CONVEYED FROM CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 2, TO RESI SFR SUB, LLC, BY DEED RECORDED ON 3/16/2016, AS INSTRUMENT NUMBER 20160316-0024714, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED FROM RESI SFR SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO HOME SFR BORROWER 1V, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED RECORDED ON 01/13/2022, AS INSTRUMENT NUMBER 20220113-0005196, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Home TRS IV, LLC, a Delaware Limited Liability Company, from Home SFR Borrower 1V, LLC, a Delaware Limited Liability Company by Warranty Deed dated 10/22/2024 and recorded 11/20/2024 in Instrument No. 20241120-0090597, said Register's Office.

Being the same property conveyed to Music City Financial, LLC, by deed from Home TRS IV, LLC, a Delaware limited liability company, dated March 18, 2025, of record in Instrument No. 20250314-0018904 in the Register's office of Davidson County, Tennessee.

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: 922 Rachels Place, Hermitage, TN 37076

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 11TH day of MARCH, 2025

GRANTOR(S)

Music City Financial, LLC, a Texas Limited Liability Company

By: N. Viddal
Noah Viddal, Authorized Agent

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 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 11TH day of MARCH, 2025.

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

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 March 21, 2025 (date of document).

March 21, 2025
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 21, 2025, 2025.

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2026

Notary's Seal