WARRANTY DEED

Karen Johnson Davidson County
Batch# 1268993 DEEDWARR
05/05/2025 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,108.63
20250505-0034890

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 3.16.29

(AFFIX SEAL)

COUNTY OF DAVIDSON
STATE OF TENNESSEE
NOTARY PUBLIC
MEMORIE WHITE

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
TN INVESTMENT GROUP LLC, a Tennessee Limited Liability Company	New Owners	
(NAME)	(NAME)	10412034700
3533 Union Village Rd		
(ADDRESS)	(ADDRESS)	
Thompsons Station TN 37179		
(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 **TN INVESTMENT GROUP LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS 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. 2 on the resubdivision of part of Lot 66, O. B. Hayes Plan, of record in Book 4470, Page 147, said Register's Office.

Said Lot No. 2 fronts 55 feet on the westerly margin of Villa Place and runs back between parallel lines 133.80 feet to a dead line in the rear measuring 55 feet thereon.

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.202505050034889_ in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Gwendolyn F. Patton,by virtue of Last Will and Testament of Betty Louise Bailey admitted for probate in the Probate Court of Davidson County, Tennessee at Docket No. 11P1836 and Affidavit of Heirship of recorded at Instrument No. 20120203-0009875, in the said Register's Office. Betty Louise Bailey died on/or about November 29, 2011.

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.

unimproved
This is improved x property, known as 1719 Villa Place Nashville, TN 37212
(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 30th April, 2025.

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 30th day of April, 2025.

Notary Public

My Commission Expires: 3.6.29

MEMORIE WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
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 ~~May~~ April 30, 2025.

Affiant Signature

5/2/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of May, 2025.

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)

My Commission Expires: 9/7/2025