WARRANTY DEED

Karen Johnson Davidson County
Batch# 1297812 DEEDWARR
07/15/2025 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20250715-0055694

STATE OF Tennessee
COUNTY OF Sandy

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF July, 20 25

Notary Public

MY COMMISSION EXPIRES: 3-6-29
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: JEHODY PROPERTY LLC, A Tennessee Limited Liability Company	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 365 Buckingham Blvd	(NAME) New Owner	05314004000
(ADDRESS) Gallatin TN 37066	(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** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JEHODY PROPERTY LLC, A Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Nos. 58 and 59 on the Plan of Nawakwa Hills Powwow Addition, Section No. 2, of record in Book 974, Page 10, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Music City Financial LLC By Warranty deed dated July 11, 2025 of record at Instrument No. 202507150055693 **in said Register's Office, Tennessee. Being previously conveyed to Donia Lisa Aker, an unmarried person by virtue of that certain Quit Claim Deed dated July 9, 2021, and being of record at Instrument No. 20240223-0012512 in the Register's Office of Davidson County, Tennessee.**

Being the same property previously conveyed to Dan S. Robinson, a single person by virtue of Warranty Deed dated August 16, 2007 at Instrument No. 20070817-0098488 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of 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 1421 Mohawk Trl Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved

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 11th day of July 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 **Authorized Agent** of **MUSIC CITY FINANCIAL LLC**, and that he as such **Authorized Agent**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **MUSIC CITY FINANCIAL LLC**, in his capacity as **Authorized Agent**.

WITNESS my hand and official seal at office this 11th day of July, 2025.

Notary Public

My Commission Expires: 3-16-29

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MEMORIE WHITE

Certificate of Authenticity

I, Holly A Mease, 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 7/11/25.

Affiant Signature

7/11/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 11 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028