Karen Johnson Davidson County
Batch# 1297854 DEEDWARR
07/15/2025 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250715-0055751

WARRANTY DEED

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

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: F2 Holdings, LLC	SEND TAX BILLS TO: new owners	MAP-PARCEL NUMBERS
(NAME)	(NAME)	08203050300
620 B'tle Ave South Apt 1416 (ADDRESS)	(ADDRESS)	
Nashville TN 37203 (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 DOES TRANSFER AND CONVEY UNTO **F2 Holdings, 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 No. 7, in the A. W. Willis Addition to East Nashville, as of record in Book 57, Page 82, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Lot 7 Fronts 50 feet on the west side of North Fifth Street and extends back between parallel lines 165 feet to an alley in the rear.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC by Warranty Deed dated July 11, 2025 at Instrument No. _202507150055750___ in Said Register's Office, Tennessee.

Being the same property conveyed to William H. Reedy Jr. by Quitclaim Deed from Keith D. Reedy and wife, Zandra Reedy dated September 2, 2016 and recorded September 7, 2016 in Instrument No. 20160907-0094146, Register's Office of Davidson County, Tennessee.

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.

unimproved
This is improved x property, known as 1022 N 5th St. Nashville, TN 37207
(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 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: 3.6.29



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 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