WARRANTY DEED

Karen Johnson Davidson County
Batch# 1300471 DEEDWARR
07/21/2025 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20250721-0057465

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-6-26

(AFFIX SEAL)

MEMORIE 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:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek Adams	new owner	
(NAME)	(NAME)	
4795 Jobe Trl		10811000100
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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(S), /HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Derek Adams,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 117-A, Zone Lot Division, Lot 43, 116, 117, Section Four, East Lake Subdivision of record in Book 5800, Page 245 and amended in Book 6250, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC by Warranty Deed dated July 17, 2025 at Instrument No 202507210057464 in said Register's Office, Tennessee. Being previously conveyed to Ricky A. Fuson, an unmarried man, by virtue of that certain Warranty Deed dated September 19, 2008, and being of record at Instrument No. 20080925-0097497 in the 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, TN, 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 1173 Timber Valley Dr. Nashville, TN 37214
(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 18th day of July, 2025.

MUSIC CITY FINANCIAL LLC

N. Viddal

By: Noah Viddal, Authorized Agent

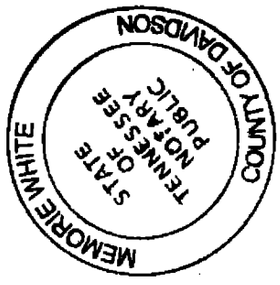
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 18th 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 July 17, 2025.

Affiant Signature

7/17/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

