WARRANTY DEED

Karen Johnson Davidson County
Batch# 1302120 DEEDWARR
07/25/2025 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250725-0058979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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
Nashville Flip Pros LLC	New Owners	
(NAME) 233 Emmett Dr.	(NAME)	09610021200
(ADDRESS) White House, TN 37188	(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, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nashville Flip Pros 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 72 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 72 fronts 126.9 feet on the northerly side of Lakeland Drive and runs back 191.0 feet on the westerly line and 205.5 feet on the easterly line to a dead line in the rear on which it measures 15.6 feet.

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. 202507250058978 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Betty Jean Blair, as Trustee of the Betty Blair Family Revocable Trust, U/A dated April 17, 2025 by Quitclaim Deed from Betty Jean Blair of record in Instrument No. 20250422-0030758 Register's Office for Davidson County, Tennessee, dated April 17, 2025 and recorded on April 22, 2025. The said Betty Jean Blair having died on or about June 18, 2025.

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.

This is improved x property, known as 2906 Lakeland Dr. Nashville, TN 37214
(unimproved)
(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 24 day of July, 2025.

MUSIC CITY FINANCIAL, LLC

N. Viddal

By: Noah Viddal, Authorized Agent

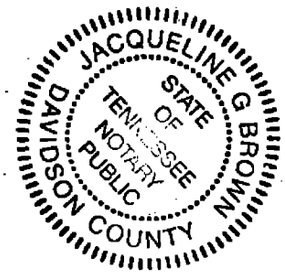
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 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 24th day of July, 2025.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-3-25



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 24, 2025.

Affiant Signature

7/24/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

