# WARRANTY DEED

Karen Johnson
Batch # 1348977
11/20/2025 02 21 09 PM
Fees $13 00 Taxes $739 63

Davidson County
DEEDWARR
2 pgs

20251120-0092909

LL-WEP-25-3325-2

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Wanda Williams**<br>**Keland Kelley** | **Same As New Owner** | |
| (NAME)<br>**3804 B. Abbott Martin Road** | (NAME) | **070-09-0A-007 00-CO** |
| (ADDRESS)<br>**Nashville, TN 37215** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WANDA WILLIAMS, SINGLE AND KELAND KELLEY, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **RUTHERFORD** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot 7 of Curtis Hill Subdivision, as shown on the map of record in Instrument No 20060802-0094058, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Bridgett K Sweatt by Warranty Deed from Metropolitan Development And Housing Agency of record in Instrument No 20100929-0077643 Register's Office for Davidson County, Tennessee, dated September 10, 2010 and recorded on September 29, 2010

Said Bridgett K Sweatt aka Bridgette Sharon King-Sweatt having deceased on or about April 25, 2012 Probate of record in the Circuit Court, Probate Division for Davidson County, Tennessee in Docket No 12P1624, filed on October 19, 2012

Said Bridgett K Sweatt aka Bridgette Sharon King-Sweatt having deceased on or about April 25, 2012, leaving Laetitia Armstrong and James Spears as her Heirs at Law as noted in Affidavit of Heirships of Record in Instrument No 20251120-0092902, and 20251120-0092903, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Music City Financial LLC, A Texas Limited Liability Company from Laetitia Armstrong, Single, and James Spears, Single by Warranty Deed of Record in Instrument No. 20251120-0092904, Register's Office for Davidson County, Tennessee

This conveyance is subject to.
- Taxes for the year 2025, a lien due and payable, but not delinquent
- Subject to all matters shown on the Plan of record as Instrument Number 20060802-0094058, Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Curtis Hill Subdivision, of record in Instrument Number 20060726-0090481, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions for the Neighborhood Stabilization Program of the Metropolitan Development and Housing Agency, of record in Instrument Number 20100929-0077646, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Agreement for Dedication of Easement Sanitary Sewers and/or Storm Drainage in Favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3958, Page 86, and Book

Witness my/our hand(s) this the 14th DAY OF NOVEMBER, 2025

Music City Financial, LLC

BY: N. Viddal

Noah Viddal
Authorized Agent

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NOAH VIDDAL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of MUSIC CITY FINANCIAL, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of November, 2025

Notary Public
My Commission Expires 7-2-29
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212