Karen Johnson Davidson County
Batch# 1397701 DEEDWARR
03/26/2026 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20260326-0024109

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF MARCH, 2026.

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:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nam Van Luu (NAME)	New Owner (NAME)	
4802 A Citrus Dr. (ADDRESS)	(ADDRESS)	148-15-0-21100
Nashville, TN 37211 (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 **Nam Van Luu,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS 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. 17 on the Plan of Apache Hills, Section 6, of record in Plat Book 5200, Page 173, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sameer Hadi Abbas Suraifi, unmarried by Deed dated December 9, 2020 from Abdul Ridha Al-Soraify, recorded December 14, 2020, in Instrument Number 20201214-0146346, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed from Sameer Hadi Abbas Suraifi, unmarried, recorded in Instrument Number _____, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Official Records of Davidson County, Tennessee , and all other matters of record, including all items set out on any applicable plat of record.

4164 Eastview Drive, Nashville, TN 37211

unimproved _
This is improved x property, known as

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 25 day of March, 2026.

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 25 day of March, 2026.

Ca Allen

Notary Public

My Commission Expires: 7-3-28

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

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 March 25, 2026.

Affiant Signature

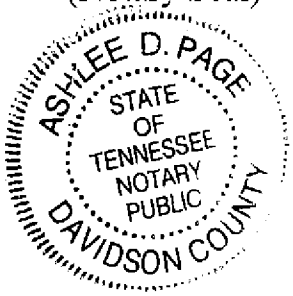
3/26/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of January, 2026.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026