Karen Johnson Davidson County
Batch# 276137 DEEDWARR
08/23/2019 03:52:30 PM 2 pgs
Fees: $13.00 Taxes: $527.25
20190823-0085198

WARRANTY DEED

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(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
Music City Financial, LLC	owner at owners address	
(NAME)	(NAME)	09602003000
828 Royal pkwy Suite #204 (ADDRESS)	(ADDRESS)	
Nashville TN 37214 (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, **Lynn M. Jewell, Successor Trustee U/A/D May 27 1994**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Music City Financial, LLC**, a Texas 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:

Being Lot No. 8 of Donelsonwood Subdivision as of record in Book 2083, Page 26, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 88 feet on the westerly side of Donelsonwood Drive and runs back 119.9 feet on the northerly line and 116.3 feet on the southerly line to a dead line measuring 88.1 feet thereon.

Being the same property conveyed to Marian E. Quanstrom, Trustee U/A/D May 27 1994 by virtue of that certain Quit Claim Deed dated May 27, 1994, and being of record at Book 9362, Page 522 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 2083, Page 26 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 120 Donelsonwood 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 21 day of August, 2019.

Lynn M. Jewell, Successor Trustee U/A/D May 27 1994

By Lynn M. Jewell, Successor Trustee

STATE OF Colorado
COUNTY OF EL-PASO

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lynn M. Jewell, Successor Trustee**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21 day of August, 2019.

Notary Public

My Commission Expires: 10-02-2021

SAM S. HIGHE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974017379
MY COMMISSION EXPIRES OCTOBER 2, 2021

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-25-2019