WARRANTY DEED

Karen Johnson Davidson County
Batch# 347817 DEEDWARR
01/23/2020 02:26:30 PM 4 pgs
Fees: $23.00 Taxes: $253.45
20200123-0008580

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$68,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021

(AFFIX SEAL)

MEMORIE WHITE
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: Music City Financial, LLC	SEND TAX BILLS TO: owner at owners	MAP-PARCEL NUMBERS
(NAME)	(NAME)	04115011900
828 Royal Pkwy Ste. 204 (ADDRESS)	cold mess (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, WE, **Edward Burley, single**, HEREINAFTER CALLED THE GRANTOR(S), 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 Number 11B on the Plan of Zone Lot Division of lots 9 thru 13, 128 and 137 of Bellshire Terrace, Section One, Phase Two, of record in Book 6250, Page 179, as amended in Book 6250,Page 772, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward Burley by virtue of that certain Quit Claim Deed dated November 9, 1998, and being of record at Instrument No. Book 11207, Page 954 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.

This is improved x unimproved property, known as 1304 Bellshire Terrace Dr. Nashville, TN 37206
(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 22nd day of January, 2020.

Edward Burley

Gloria Westbrook and Douglas Christopher sign as witnesses to Edward Burley's signature mark, they hereby certify that Edward Burley is of sound mind and it is his intention to execute this instrument for the purposes therein contained.

Gloria Westbrook

Douglas Christopher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Edward Burley**, 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 22nd day of January, 2020.

Notary Public

My Commission Expires: 1-8-22

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 22nd day of January, 2020.

Notary Public

My Commission Expires: 1-8-22

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared by:
Providence Title, LLC
25 Century Blvd, Ste 402
Nashville, TN 37214

AFFIDAVIT OF WITNESSES TO SIGNATURE BY MARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

After having been first duly sworn, the undersigned Affiants do hereby swear or affirm as follows:

That the undersigned personally knows and is familiar with Edward Burley.

That the undersigned has communicated with Edward Burley on this day, January 22, 2020.

The undersigned has personal knowledge that Edward Burley has no cognitive disabilities or incapacities at this time, and did not have any such disabilities or incapacities at the time she made her mark on closing documents executed on January 22, 2020 for the sale of real property located at 1304 Bellshire Terrace, Nashville, TN. Further, that the purpose for signing by mark was due to illiteracy and physical infirmity.

The undersigned is aware that this affidavit is being or will be relied upon by PROVIDENCE TITLE, LLC and Old Republic National Title Insurance Company for the purposes of issuing title insurance in connection with a Warranty Deed from Edward Burley with the undersigned as witnesses.

Further affiant sayeth not.

Witness my hand this 22nd day of January, 2020.

Gloria Westbrook

Douglas Christopher

Sworn to or subscribed before me this 22nd day of January, 2020.

Notary Public

My commission expires: 1-8-22

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Venikkia Branch, 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, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21