	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $375,000.00. Affiant Subscribed and sworn to before me, this 21st day of February, 2020. Notary Public My commission expires: 10-2-23
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Solomon Parks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Franklin J. Myers and Marissa K. Siemen	Mortgage Investors Group	**172-15-0A-260-00**
4037 Bryce Road	8320 E Walker Springs Lane	
Nashville, TN 37211	Knoxville TN 37923	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jeannette Hirschy and Joseph D. Montooth, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Franklin J. Myers, an unmarried man and Marissa K. Siemen, an unmarried woman, as joint tenants with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 267 on the Plan of Section Thirteen Holt Woods of record in Plat Book 9700, Page 598 and 599, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeannette Hirschy and Joseph D. Montooth by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20190916-0093557 Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 362421 DEEDWARR
02/24/2020 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200224-0020229

SP 11/2015

This is improved property known as **4037 Bryce Road, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds their self, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument on this the 21st day of February, 2020.

Jeannette Hirschy

Joseph D. Montooth

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jeannette Hirschy and Joseph D. Montooth, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of February, 2020.

Notary Public
My Commission Expires: 1-3-23

J CARLA IKARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

SolomonParks File No. 20-0000010-524

SP 11/2015

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

