WARRANTY DEED

Karen Johnson Davidson County
Batch# 526862 DEEDWARR
12/08/2020 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20201208-0142892

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: [redacted]
(AFFIX SEAL) 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S Perimeter Park Dr, Suite 214, Nashville, TN 37211

File No.: 2020110296

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company	MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company	
(NAME) 828 Royal Pkwy #204	(NAME) owner at owners	071-02-0-110.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) address	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THOUSAND AND NO/100 Dollars ($100,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BARBARA EWING, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, 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(s) 34, as shown on the map entitled John J. Rucker's Subdivision, of record in Book 332, page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DELLA COVINGTON, by deed from M. H. WEBB AND WIFE, IDA NELL WEBB, of record in Book 2703, page 158, dated October 7, 1957, said Register's Office.

DELLA COVINGTON further conveyed said property to BARBARA EWING, by Quitclaim Deed of record as Instrument No. 20200914-0104436, dated August 21, 2020, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 460 Roger Williams Ave, Nashville, TN 37207
(House No.) (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.

Executed by my hand this the 30th of November, 2020..

Barbara Ewing
Barbara Ewing

STATE OF Tennessee

County OF DAVIDSON

Before me, Maxine J. Rucker, a Notary Public for the County of DAVIDSON and State of Tennessee, do hereby certify that Barbara Ewing personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th of November, 2020.

Notary Public

My Commission Expires: November 6, 2023

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 11-6-2023

Please return to
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee Page, a notary public for this county and state, Emily Reed, who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022