This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 528518 DEEDWARR
12/10/2020 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $406.63
20201210-0144197

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $109,900

Affiant Signature

Subscribed and sworn to before me on this the 6 Day of November 2020

Notary Public

My Commission expires 5-7-2024

CORYNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:

Bruce and Jennifer Fitzhugh
634 Independence Drive E.
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 06114006500

WARRANTY DEED

20NT03185

Effective the 5th Day of November, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Music City Financial, LLC, a Texas Limited Liability Company

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Bruce Fitzhugh

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

That certain real property in Davidson County, TN more particularly described as follows:

BEING Lot No. 46 on the Map of Locust Grove Estates of record in Book 1424, Page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description\.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Randy Tobitt and wife, Misty Tobitt dated 10-30-20 and recorded 11-06-20 as Instrument No. 20201106-0130685, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randy Tobitt and wife, Misty Tobitt, by Quitclaim Deed from Danny R. Tobitt and wife, Linda F. Tobitt, dated 02/21/2013 and recorded 02/22/2013 as Instrument No. 20130222-0017774, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as \1053 Horseshoe Dr, Nashville, TN 37216

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 28th day of June, 2019

N. Viddal

Noah Viddal, representative of Music City Financial, LLC

State of Tennessee}
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Edward Zamora, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized agent. (or other officer authorized to execute the instrument) of Music City Financial, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized agent.

Witness my hand and official seal at office, ~~this the~~ 5th Day of November, 2020.

Notary Public

My commission expires: 5/7/2024

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

202012100144197

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024