Karen Johnson Davidson County
Batch# 540205 DEEDWARR
12/22/2020 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,613.20
20201222-0152310

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, is $436,000.00.

Affiant

Subscribed and sworn before me this the 21st day of December, 2020.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Music City Financial, LLC 7703 North Lamar Blvd #205 Austin, TX 78752	New Owner	083-10-0 067.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, VIVIAN D. HALL, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MUSIC CITY FINANCIAL, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 176 and the southerly 20 feet of Lot No. 177, on the Plan of McEwen Place, of record in Book 332, Page 133, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vivian D. Hall by Quitclaim Deed from Kaysonaly Boutsisomphone and Sytha Boutsisomphone, married, dated 06/08/2002, of record in Instrument No. 20030411-0048837, Register's Office for said County.

Also being the same property conveyed to Vivian D. Hall by Quitclaim Deed from Simon Siharath, dated 01/06/2003, of record in Instrument No. 20030411-0048836, Register's Office for said County.

Also being the same property conveyed to Cody R. Siharath and Vivian D. Hall by deed from Kristen A. Ellisor, dated 12/19/1997, of record in Book 10734, page 957, Register's Office for said County.

The said Cody R. Siharath died December 29, 2001, and Simon Siharath and Kaysonaly Boutsisomphone are the sole surviving heirs at law. See Affidavit of Heirship, dated 04/11/2003, of record in Instrument No. 20030411-0048835, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 412 Lockland Dr, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 21st day of December, 2020.

Vivian D. Hall

Vivian D. Hall

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vivian D. Hall, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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