Karen Johnson Davidson County
Batch# 540253 DEEDWARR
12/22/2020 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $711.32
20201222-0152376

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $192,250.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 22nd day of December, 2020.

Notary Public

My commission expires: 10-21-2024

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Music City Financial, LLC	**New Owner**	**08106003700**
7703 North Lamar Blvd #205		
Austin, TX 78752		

FOR AND IN 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 ACKNOWLEDGE, WE,

Gloria Hopkins, individually and Lillian Frey, Andrew Hall Jr., Robert Hall, Valerie Bridgeforth, and Regina Hall, Heirs at Law of Lillian Hall, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Music City Financial, LLC

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 No. 77, on the plan of Cumberland Gardens, as of record in Book 2900, pages 3 and 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 50 feet on the southerly side of Vance Avenue and extends back 135.9 feet on the Easterly line and 133 feet on the Westerly line to a dead line which is a broken line, measuring 70.65 feet thereon.

Being the same property conveyed to Gloria Hopkins and Lillian Hall, by Quitclaim Deed from Lillian Hall, dated August 11, 2017, of record in Instrument No. 20170811-0082753, Register's Office for Davidson County, Tennessee. Lillian Hall died intestate on 2/14/2020 leaving Lillian Frey, Andrew Hall, Jr., Robert Hall, Gloria Hopkins, Valerie Bridgeforth, and Regina Hall as her heirs at law. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202012220152374, and Instrument No. 202012220152375, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 2703 Vance Ave, Nashville, TN 37208.

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 in 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.

Gloria Hopkins Date: 12/18/2020

Lillian Frey, BS, MLEd. Date: 12/18/2020
Lillian Frey

Andrew Hall Jr. Date: 12/18/2020
Andrew Hall, Jr.

Robert Hall Date: 12/18/2020
Robert Hall

Valerie Bridgeforth Date: 12/18/2020
Valerie Bridgeforth

Regina Hall Date: 12/18/2020
Regina Hall

STATE OF Tennessee

COUNTY OF Davidson

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON MARION

Personally appeared before me, a Notary Public of said County and State, Gloria Hopkins, Lillian Frey, Andrew Hall, Jr., Robert Hall, Valerie Bridgeforth, and Regina Hall, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December 2020.

NOTARY PUBLIC

My Commission Expires: 9/14/24

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY