Karen Johnson Davidson County
Batch# 544324 DEEDWARR
01/04/2021 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20210104-0000263

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-3040TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of December, 2020.

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
Commission Expiration: 7.5.2021

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Music City Financial, LLC 4931 Buena Vista Pike Nashville, TN 37218	Owner at property	059-00-0-038.00

WARRANTY DEED

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 ACKNOWLEDGED, I, **Rachel Head, unmarried,** HEREINAFTER REFERRED TO AS 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:

Property known as: 4931 Buena Vista Pike, Nashville, TN 37218, County of Davidson

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor November 4, 1960, as follows:

Beginning at an iron pin on the westerly margin of Buena Vista Pike at the intersection of the westerly margin of said Pike and the southern boundary line of the property conveyed to Mrs. Dorothy P. Travernight by deed from Verdie L. Wright and wife, of record in Book 2810, page 59, Register's Office for said County; thence with the westerly margin of said Pike south 18 degrees east 100 feet to an iron pin; thence south 71 degrees 15' west 250 feet to an iron pin; thence north 18 degrees west 100 feet to an iron pin; thence north 71 degrees 15' east 250 feet to the beginning, containing .57 of an acre, more or less.

Being the same property conveyed to Rachel Head, a single woman, by Warranty Deed from Charles Henson, married, dated 04/24/2018 and recorded 05/09/2108 in Instrument No. 20180509-0044642, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 059-00-0-038.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

LTE File No.: 20-3040TN

This is improved property known as: 4931 Buena Vista Pike, Nashville, TN 37218

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 unemcumbered, 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.

Witness my hand this 29th day of December, 2020.

Rachel Head

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2020, before me personally appeared **Rachel Head**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of December, 2020.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary Public
Commission Expiration: 4-17-2023

LTE File No.: 20-3040TN

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 D 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 D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022