Karen Johnson Davidson County
Batch# 547661 DEEDWARR
01/05/2021 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20210105-0002029

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

| Name and Address of New Owner: | Send Tax Bills To: | Map & Parcel No: |
|---|---|---|
| Music City Financial, LLC<br>828 Royal Parkway<br>Ste 204<br>Nashville, TN 37214 | Music City Financial, LLC<br>828 Royal Parkway<br>Ste 204<br>Nashville, TN 37214 | 093-16-0-351.00 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Keith D. Lee, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Financial, LLC, a Texas Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 16, Block "C" on the Plan of the Hermitage Addition of record in Plat Book 57, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Keith D. Lee by Warranty deed from Michael E. Reese, married, of record in Instrument No. 20090804-0073045 Register's Office for Davidson County, Tennessee, dated July 30, 2009 and recorded on August 04, 2009. (Value of consideration shown in aforementioned deed $78,500.00.) Being also known as 65 Donelson Street Nashville, Tennessee 37210.

This conveyance is subject to: (1) Taxes for the year 2021 and all subsequent years; (2) Subject to all matters shown on the Plan of record in Plat Book 57, Page 43, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of December, 2020.

(SEAL)
Keith D. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of December, 2020, before me personally appeared Keith D. Lee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 9/2/24

CRYSTAL M. HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18th day of December, 2020.

Notary Public
My commission expires: 9/2/24
File No. 2020-330

CRYSTAL M. HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**True Copy Certification**

I, Matthew Anderson, 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 Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

