Karen Johnson Davidson County
Batch# 559779 DEEDWARR
01/25/2021 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210125-0010413

WARRANTY DEED

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: MUSIC CITY FINANCIAL, LLC	SEND TAX BILLS TO: MUSIC CITY FINANCIAL, LLC	MAP-PARCEL NUMBERS
(NAME) 7703 North Lamar Blvd #205	(NAME) 7703 North Lamar Blvd #205	08211016300
(ADDRESS) Austin, TX 78752	(ADDRESS) Austin, TX 78752	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Sandra Neal, Howard Thornton, and James Thornton** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC** , HEREINAFTER CALLED THE GRANTEE, 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. 54 on the plan of Bryan's Addition to Edgefield, now East Nashville, as of record in Plat Book 21, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 50 feet on the southerly margin of Treutland Avenue and extends back between parallel lines with the westerly margin of Meridian Street, 165 feet to an alley in the rear.

Being the same property conveyed to Roberta M. Thornton, by Warranty Deed from East Nashville Housing, LLC, dated 03/19/2003 and recorded 03/20/2003 as Instrument No. 200303200036792, Register's Office for Davidson County, Tennessee. Roberta M. Thornton died 06/25/2005, leaving her heirs at law as follow, as evidenced by an Affidavit of Heirship recorded as Instrument No. 20210115-0006796, Register's Office for Davidson County, Tennessee: Howard Thornton, James Thornton, and Sandra Neal.

The above described property has not been the primary residence of the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 21, Page 63, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 226 Treutland Ave. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness my hand this 19th day of January, 2021.

James Thornton
James Thornton

Howard Thornton
Howard Thornton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James Thornton, and Howard Thornton** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of January, 2021.

Notary Public
My Commission Expires: 7-5-21

CARA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Sandra Neal

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sandra Neal**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of January, 2021.

Notary Public
My Commission Expires: _____

Witness my hand this 19th day of January, 2021.

James Thornton

Howard Thornton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, James Thornton, and Howard Thornton, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of January, 2021.

Notary Public
My Commission Expires: _____

Sandra Neal

Sandra Neal

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Sandra Neal, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of January, 2021.

Notary Public
My Commission Expires: _____

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2022

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

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY