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 Williamson

The actual consideration or value, whichever is greater is $254,240.00.

Affiant

Subscribed and sworn before me this the 4th day of March, 2021.

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.
Sara J. Davis and Rebekah L. Davis	AMERICAN PACIFIC MORTGAGE CORP	064-09-0 054.00
4106 Union St	3000 LAVA RIDGE COURT SUITE 200	
Old Hickory, TN 37138	ROSEVILLE, CA 95661	

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, MUSIC CITY HANDYMEN, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SARA J. DAVIS, AN UNMARRIED WOMAN, AND REBEKAH L. DAVIS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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 Number Five (5) of Block "B" on the map of Hadley Bend City, as of record in Book 421, Page 120, Register's Office for said County.

Said Lot No. 5 fronts 25 feet on the easterly side of Union Street and runs back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Music City Handymen, LLC, A Tennessee Limited Liability Company, by deed from Raymond R. Butcher, a married man, dated 01/24/2019, of record in Instrument No. 20190130-0008831, said Register's Office.

Also being a portion of the same property conveyed to Raymond R. Butcher by deed from Mary L. Butcher, dated 01/24/2019, of record in Instrument No. 20190130-0008830, said Register's Office.

Also being a portion of the same property conveyed to Raymond R. Butcher and wife, Mary L. Butcher, by deed from Teddy E. Butcher, dated 06/10/1993, of record in Book 8979, page 204, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4106 Union St, Old Hickory, TN 37138.

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.

Karen Johnson Davidson County
DEEDWARR
Batch# 585099 2 pgs
03/05/2021 08:56:34 AM
Fees: $13.00 Taxes: $940.69
20210305-0028900

Witness my hand this the 3rd day of March, 2021.

Music City Handymen, LLC

Scott Sherrod, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Sherrod, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, Music City Handymen, LLC , and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Scott Sherrod as such MEMBER.

Witness my hand and official seal this 3rd day of March, 2021.

My commission expires:
9-6-22

Notary Public

