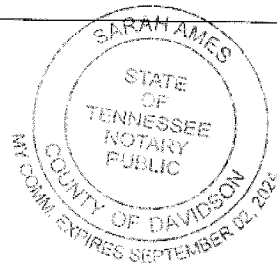
Karen Johnson Davidson County
Batch# 603004 DEEDWARR
03/30/2021 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210330-0041781

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of March, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Colin Alcorn	FIRST FUNDING, INC ~~NEWWAVE LENDING~~	134-13-0-106.00
4805 Linbar Drive	4400 ALPHA RD	
Nashville, TN 37211	DALLAS, TX 75244	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL A. FERRERA, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLIN ALCORN, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 192 on the Plan of Kenilworth Estates, Section-Four, of record in Book 3300, pages (s) 34 through 36, inclusive, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 192 fronts 70 feet on the Westerly side of Linbar Drive and extends back 162.7 feet on the Northerly line and 160.2 feet on the Southerly line to a dead line, measuring 74 feet thereon.

Being the same property conveyed to John A. Bilski and wife, Naoma E. Bilski by Warranty deed from George T. Cartwright, Sr. and Prudie C. Cartwright of record in Book 4364, page 759, Register's Office for Davidson County, Tennessee, dated August 29, 1969 and recorded on September 15, 1969.

Being the same property conveyed to David J. Waynick, Trustee by Quitclaim Deed from Naoma E. Bilski of record in Instrument number 20040423-0046655, Register's Office for Davidson County, Tennessee, dated April 14, 2004 and recorded on April 23, 2004 and within the same deed the said David J. Waynick, Trustee conveyed his interest in the subject property to Naoma E. Bilski and Debra Ellen Schmidling, as joint tenants with right of survivorship.

Being the same property conveyed to Music City Holdings LLC, a Texas limited liability company by Warranty deed from Naoma E. Bilski and Debra Ellen Schmidling, as joint tenants with right of survivorship of record in Instrument No. 20201130-0138765

Register's Office for Davidson County, Tennessee, dated November 18, 2011 and recorded on November 30, 2011.

Being the same property conveyed to Michael A. Ferrera by Warranty deed from Music City Holdings LLC, a Texas limited liability company of record in Instrument No. 20201211-0145817 Register's Office for Davidson County, Tennessee, dated November 18, 2020 and recorded on December 11, 2020.

**This being investment property only, having never been the personal residence of grantor at any time. Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4805 Linbar Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of March, 2021.

Michael A. Ferrera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael A. Ferrera, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of March, 2021.

Notary Public

My Commission Expires:
5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

