WARRANTY DEED

Karen Johnson Davidson County
Batch# 605934 DEEDWARR
04/05/2021 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20210405-0043699

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH 2021.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC	**Music City Financial, LLC**	**143-03-0-008.00**
(NAME)	(NAME)	
7703 N Lamar Blvd, Ste 205	**828 Royal Pkwy, Ste 204**	
(ADDRESS)	(ADDRESS)	
Austin, TX 78752-1027	**Nashville, TN 37214**	
(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, I, **CONRAD D. ARMSTRONG, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, 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 GRANTEE, IT'S SUCCESSORS 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. 18 on the Plan of Section 2, Warner Park Valley of record in Book 3600, page 20, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 front 102.0 feet on the westerly margin of Vaughn's Gap Road and extends back between parallel lines 150.0 feet to a dead line.

Being the same property conveyed to Wilma S. Armstrong by Warranty Deed from E. M. McCann, Jr., unmarried dated July 24, 1980 and recorded July 25, 1980, of record in Book 5628 page 994, Register's Office for Davidson County, Tennessee. Wilma S. Armstrong conveyed a 1/6 undivided interest to Conrad D. Armstrong by Quitclaim Deed of record in Instrument No. 19991230-0309005, dated December 30, 1999, recorded December 30, 1999, Register's Office for Davidson County, Tennessee. The said Wilma S. Armstrong having died intestate March 24, 2012. Affidavit of Heirships naming Conrad D. Armstrong as the Sole Heir of Wilma S. Armstrong filed for record as Instrument No. 202104050043697 and Instrument No. 202104050043698, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **25 Vaughn's Gap Road** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37205** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2021 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 3600, page 20, said Register's Office; (c) Restrictions of record in Book 3502, page 153 and Book 3640, page 40, said Register's Office.

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 31st day of March 2021.

Conrad D. Armstrong

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Conrad D. Armstrong, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of March 2021.

Commission expires: 7/9/22

PAM MCBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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