THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 606566 DEEDWARR
04/05/2021 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $604.95
20210405-0043754

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Music City Financial, LLC 7703 North Lamar Blvd. # 205 Austin, TX 78752	Owner	043-09-0-300

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jaron R. Byrum, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Music City Financial, LLC, a Limited Liability Company**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, BEING LOT 10 AND 11 OF BLOCK M, ON THE PLAN OF WOODLAWN ESTATES, OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PIAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address: 340 Thelma Street. Madison, TN 37115

Being the same property conveyed to Jaron R. Byrum and Chelsea Byrum, husband and wife, by Warranty Deed from Beulah Allison, unmarried, of record on January 23, 2017, at Instrument No. 20170123-0006862, Davidson County Register of Deeds. Further being the same property conveyed to Jaron R. Byrum, an unmarried man, by Quitclaim Deed from Chelsea Miller f/k/a Chelsea Byrum, an unmarried woman, of record on July 3, 2019, at Instrument No. 20190703-0065305, Davidson County Register of Deeds.

This property commonly known as 340 Thelma Street, Nashville, TN 37115.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 26 **day of March, 2021**:

Jaron R. Byrum

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jaron R. Byrum,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26 day of March, 2021:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$163,500.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 26th DAY OF March, 2021:

Notary Public

My Commission Expires: 5/7/24

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024