WARRANTY DEED

Karen Johnson Davidson County
Batch# 623436 DEEDWARR
04/27/2021 12:23:30 PM 4 pgs
Fees: $23.00 Taxes: $166.50
20210427-0056056

J-SB-MP-21-3582

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2021.

Notary Public

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

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Financial, LLC	**New Owner**	
(NAME)	(NAME)	
828 Royal Parkway #204		086 10 0 085.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURENCE SPAULDING AND JEFFERY EDWARD SPAULDING AND SHAUN MICHAEL SPAULDING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY FINANCIAL, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 26B, Zone Lot Division, Lots 26, 27 and 69, Chapelwood, Section Two, as shown on plat of record in Plat Book 5200, Page 715, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert A. Spaulding, by Warranty Deed from Rufus L. Medley and Rosemary Medley, husband and wife, of record in Book 9356, Page 104, in the Register's Office of Davidson County, Tennessee, dated May 19, 1994 and recorded on May 25, 1994
The said Robert A. Spaulding having since died intestate on February 19, 2021leaving Laurence Spaulding, Shaun Michael Spaulding and Jeffery Edward Spaulding as his Heirs at Law as noted in Affidavit's of Heirship of record in Instrument No. ____202104270056054_____ & _____202104270056055_____, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of any of the Grantors.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Chapelwood, Section Two, as recorded in Plat Book 5200, Page(s) 715.

- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5333, Page 315 and amended in Book 6234, Page 193.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3582 Albee Drive, Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF APRIL, 2021.

Laurence Spaulding

Jeffery Edward Spaulding

Shaun Michael Spaulding

STATE OF ILLINOIS
COUNTY OF STEPHENSON

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

Witness my hand and official seal, this the 20th of April, 2021.

Notary Public
My Commission Expires: 11/03/2023
(SEAL)

OFFICIAL SEAL
DONNAKAY SHIPYOR
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/03/2023

STATE OF _____
COUNTY OF _____

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

Witness my hand and official seal, this the 20th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF _____
COUNTY OF _____

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

Witness my hand and official seal, this the 20th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 20th DAY OF APRIL, 2021.

Laurence Spaulding

Jeffery Edward Spaulding

Shaun Michael Spaulding

WHITTNEY MCCULLAR
Notary ID #132781006
My Commission Expires
November 13, 202-

STATE OF Texas
COUNTY OF Wichita

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained. ** Jeffery Edward Spaulding + Shaun Michael Spaulding

Witness my hand and official seal, this the 20th of April, 2021.

Notary Public
My Commission Expires: 11-13-2024
(SEAL)

STATE OF _____
COUNTY OF _____

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

Witness my hand and official seal, this the 20th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF _____
COUNTY OF _____

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

Witness my hand and official seal, this the 20th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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