Karen Johnson Davidson County
Batch# 625953 DEEDWARR
04/29/2021 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $723.35
20210429-0057810

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$195,500.00** (One Hundred Ninety Five Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 22nd day of April, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES: 1-10-25

Stephanie Mitchell
STATE OF TENNESSEE NOTARY PUBLIC
(NOTARY SEAL)
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Music City Financial, LLC 7703 North Lamar Blvd. #205 Austin, TX 78752	**SAME AS NEW OWNER**	11914016400

WARRANTY DEED

FOR AND IN 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/WE, **CAROLYN F. COOK, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MUSIC CITY FINANCIAL, LLC, a Tennessee Limited Liability Company** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 27, on the plan of Tuggle Heights, of record in Plat Book 1130, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn F. Cook by deed from Robert Ray Ihrig, Marc Speer, Brian Speer, William A. Nichols, Stephen D. Nichols and Kristi Kaye Shanks, heirs of the Estate of Bertha D. Ihrig of record in Instrument No. 20210419-0051723, dated March 22, 2021 and recorded on April 19, 2021, Register's Office for Davidson County, Tennessee.

Being also known as 2910 Wingate Avenue, Nashville, Tennessee 37211.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2910 WINGATE AVENUE** **NASHVILLE, TN 37211**

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. Whenever 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, this 22nd day of April, 2021

Carolyn F. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of April, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Carolyn F. Cook** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 22nd day of April, 2021.

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2021015960

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