WARRANTY DEED

Karen Johnson Davidson County
Batch# 625997 DEEDWARR
04/29/2021 03:49:30 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20210429-0057886

O-CR-21-1721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL) MELANORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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	owner at buyers	
(NAME)	(NAME)	**105-09-0-002.00 AND 105-09-0-03.00**
928 Royal Pkwy Ste 204	address	
(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, **MARK CHAPMAN, EXECUTOR OF THE ESTATE OF MARGUERITE A. CHAPMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY** 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 PART OF LOT 65 ON O.B. HAYES' PLAN OF LARGE LOTS, CALLED "ROKEBY", OF RECORD IN BOOK 21, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Beginning at the northwesterly turn-out of Wedgewood Avenue and 15th Avenue South, thence with said Wedgewood Avenue N 82°17' 55" W,120.69 feet to the northeasterly turn-out of said Wedgewood Avenue and Metro alley no. 436; Thence with a curve to the right having a radius of 19 feet, a distance of 30.55 feet; thence with said alley N 9° 50' 24" E, 53.51 feet to an iron pin; thence leaving said alley S 82°00'55" E, 159.27 feet to the west right of way of 15th Avenue South; thence with said 15th Avenue South S 9°25' 46" W, 53.02 feet; Thence with a curve to the right having a radius of 20 feet, a distance of 30.81 feet to the point of beginning and containing 0.26 acre, more or less.

Being the same property conveyed to Marguerite Chapman by Warranty Deed from Margaret L. Gregory of record in Instrument No. 20000130000128 Register's Office for Davidson County, Tennessee, dated December 27, 2000 and recorded on January 03, 2000. As to Tract I.

Being the same property conveyed to Marguerite A. Chapman by Quitclaim Deed from Marguerite Chapman of record in Instrument No. 20020624-0075634 Register's Office for Davidson County, Tennessee, dated June 12, 2002 and recorded on June 24, 2002. As to Tract II.

Said Marguerite A. Chapman became deceased on October 31, 2020, leaving Last Will and Testament filed for Probate in Docket No. 20P2011, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Mark Chapman is named Executor. Mark Chapman and Terri Chapman are named heirs. Pursuant to Amended Order Approving Contract for Sale of Real Estate entered 4/23/2021, subject property having vested in the The Estate of Marguerite Chapman with express authorization for Mark Chapman, Executor, to convey subject property.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
- Restriction for Edgehill Urban Renewal Project of record in Book 4220, Page 723, amended in Book 6236, Page 263, in the Register's Office for Davidson County, Tennessee.
- Public Utility and Access Easement to Metropolitan Government of Nashville and Davidson County of

record in Instrument Number 20121212-0114673, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5299, Page 466, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1721 15th Avenue South, Nashville, Tennessee 37212 and 1723 15th Avenue South, Nashville, Tennessee 37212**.

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 28th DAY OF APRIL, 2021.

Mark Chapman, Executor of the Estate of Marguerite A. Chapman

BY: _____
Mark E. Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Chapman Executor of the Estate of Marguerite A. Chapman, to me known (or proved to me on the basis of satisfactory evidence) to be the Exector of The Estate of Marguerite A. Chapman and that he as Executor, being authorized to do so, executed the foregoing instrument, and acknowledged the execution of same.

Witness my hand and official seal, this the 28th day of April, 2021.

_____
Notary Public

My Commission Expires: 1-3-22

STATE OF TENNESSEE NOTARY PUBLIC MARY FRANCES RUDY DAVIDSON COUNTY

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

My Commission Expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY