WARRANTY DEED

Karen Johnson Davidson County
Batch# 635781 DEEDWARR
05/13/2021 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $935.36
20210513-0064806

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

Stephanie Mitchell
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Financial, LLC	New Owner	Parcel ID: 119 05 0 363.00
(NAME) 7703 North Lamar Blvd #205	(NAME)	
(ADDRESS) Austin, TX 78752	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sybil Weaver, Gerald Howse and Michael Howse, Heirs-at-Law for the Estate of Margaret Howse and Sybil Weaver and Gerald Howse and Michael Howse**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Music City Financial, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 11, JULIA A. JOYNER PROPERTY, as shown on plat of record in Plan Book 2, Page 122, in the Chancery Court in Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 11 fronts 50 feet on the Northerly side of Whitsett Road and runs back between lines 150.8 feet on the westerly line and 151.6 feet on the easterly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Henry M. Howse and mother, Mrs. Maggie Howse by Warranty Deed from Archie C. Phillips and wife, Mattie L. Phillips or record in Book 3134, Page 581, in the Register's Office of Davidson County, Tennessee, dated October 10, 1960 and recorded October 12, 1960.

Mrs. Maggie Howse having died January 30, 1963, predeceasing her son, Henry M. Howse, and leaving two other heirs, her two daughters, Mrs. Tommie Owens and Mrs. Mary Sue Frazier.

Being the same property conveyed to Henry M. Howse by Quitclaim Deed from Mrs. Tommie Owens and Mrs. Mary Sue Frazier as to any interest they may have whatsoever as heirs of Maggie Howse, of record in Book 4159, Page 430, in the Register's Office of Davidson County, Tennessee, dated August 2, 1967 and recorded August 7, 1967.

Henry M. Howse died intestate June 9, 1993, with intestate probate in the Davidson County Court, Case No. 93P-1083, leaving his spouse, Margaret Howse, and his children, Sybil Weaver, Gerald Howse and Michael Howse, as his heirs-at-law. See Affidavits of Heirship recorded contemporaneously herewith as Instrument No. 202105130064804, and Instrument No. 202105130064805, in the Register's Office for Davidson County, Tennessee. The said Margaret Howse having died December 5, 2020

Margaret Howse died intestate December 5, 2021, leaving her children, Sybil Weaver, Gerald Howse and Michael Howse, as her heirs-at-law. See Affidavits of Heirship recorded contemporaneously herewith as Instrument No. 202105130064802, and Instrument No. 202105130064803, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 334 Whitsett Road, Nashville, TN 37210

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 our hands this 23rd day of April, 2021

Sybil Weaver, Gerald Howse and Michael Howse, Heirs-at-Law for the Estate of Margaret Howse

Sybil Weaver

Gerald Howse

Michael Howse

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Sybil Weaver, Gerald Howse and Michael Howse,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of April, 2021.

Notary Public

My Commission Expires:

(SEAL) 12/21/24

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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