This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 636861 DEEDWARR
05/14/2021 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20210514-0065586

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $269,900

Affiant Signature

Subscribed and sworn to before me on this the 26 Day of April, 2021

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Franklin Pike Holding, LLC
4225 Franklin Pike,
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 11905036300

WARRANTY DEED

21NT01159

Effective the 26 Day of April, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Music City Financial, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Franklin Pike Holding, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of a Subdivision of the Julia A. Joyner property, as of record in Plan Book 2, page 122, Chancery Court at Nashville, Tennessee.

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, by Quit-Claim Deed from Mrs. Tommie Owens and Mrs. Mary Sue Frazier, dated 08/02/1967 and recorded 08/07/1967 in Book 4159, page 430, Register's Office for Davidson County, Tennessee. Henry M. Howse aka Henry House Jr 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. 20210513-0064804 and Instrument No. 20210513-0064805, in the Register's Office for Davidson County, Tennessee. The said Margaret Howse having since 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. 20210513-0064802, and Instrument No. 20210513-0064803, in the Register's Office for Davidson County, Tennessee. .

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from 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 dated 4/23/21 and recorded 5/13/21 as Instrument no. 20210513-0064806, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 334 Whitsett Rd, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 26th day of April, 2021

Noah Viddal

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Noah Viddal** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Music City Financial, LLC,** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Notary Public

My commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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