# WARRANTY DEED

Karen Johnson Davidson County
Batch# 642457 DEEDWARR
05/21/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210521-0069707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

MEMORIE WINN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: MUSIC CITY FINANCIAL, LLC | SEND TAX BILLS TO: owner at owners address | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) 828 Royal Pkwy, #204 | (NAME) | 10401005400 |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **Frankie L. Scott and Robbie G. Scott, wife and husband,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC,** a Texas limited liability company, HEREINAFTER CALLED THE GRANTEE,THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**The following described tract or parcel of land in Davidson County, Tennessee, being Lot No. 22 in Block 27 on the plan of the Subdivision of the Plummer Tract, as shown on Plat Book No. 161, Page 39, of the Register's Office for Davidson County, Tennessee.**

**Said Lot No. 22 fronts 50 feet on the East side of Chamberlain Street, formerly Center Street, known as 38th Avenue North and runs back between parallel lines 150 feet, more or less to an alley.**

**Being the same property conveyed to Frankie L. Scott and husband Robbie G. Scott by Quit Claim deed from Frankie L. Scott of record in Instrument No. 20010517-0051172 Register's Office for Davidson County, Tennessee, dated May 09, 2001 and recorded on May 17, 2001. (Value of consideration shown in aforementioned deed $0.00.)**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson COunty, TN, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 305 Chamberlin St. Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 14th day of May, 2021.

Frankie L. Scott

**Frankie L. Scott**

Robbie G Scott

**Robbie G. Scott**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Frankie L. Scott and Robbie G. Scott**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of May, 2021.

Notary Public

My Commission Expires: 7.5.2021



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

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