When recorded, return to:
Providence Title, LLC
25 Century Boulevard
Suite 402
Nashville, TN 37214
File Number: _____

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-12110-kp

Karen Johnson Davidson County
Batch# 643976 DEEDWARR
05/25/2021 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210525-0070939

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 24th day of May, 2021.

Notary Public
My Commission Expires: 11/08/2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Music City Financial, LLC 7703 North Lamar Boulevard, #205 Austin, TX 78752	Music City Financial, LLC 7703 North Lamar Boulevard, #205 Austin, TX 78752	148 05 0 085.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Judy A. Walden, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Music City Financial, LLC, a Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Hillbrook, Section 2, as of record in Plat Book 3300, Page 12, Register's Office for said County.

Said Lot No. 20 fronts 75 feet on the Southerly side of Willow Lane and extends back 172.4 feet on the East line and 151.2 feet on the West line, to a dead line in the rear on which it measures 79.0 feet.

Being the same property conveyed to William M. Walden and wife, Judy A. Walden, by Warranty Deed from James Whitney Conviser, unmarried, of record in Book 5336, Page 979, in the Register's Office of Davidson County, Tennessee, dated September 08, 1978 and recorded on September 13, 1978. William M. Walden passed away on May 17, 2019, leaving Judy A. Walden as surviving tenant by the entirety.

☒ This is improved property located at: **209 Willow Lane, Nashville, TN 37211**
☐ This is unimproved property located at: **209 Willow Lane, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2021.

GRANTOR:

Judy A. Walden

Judy A. Walden

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Judy A. Walden, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of May, 2021.

Andrew T. Vance

Notary Public
My Commission expires: 12-18-22

Andrew T. Vance
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

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

202105250070939