Name and Address of New Owner:
Music City Financial, LLC
221 Elysian Fields Road
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 649304 DEEDWARR
06/04/2021 08:25:30 AM 4 pgs
Fees: $23.00 Taxes: $777.00
20210604-0074953

Send Tax Bills To:
New owner at
828 Royal Pkwy #204 Nashville, TN 37214

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 133 08 0 052.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Rhine A/K/A David L. Rhine, married,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Financial, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 44, on the Plan of Section Three, Valley View Meadows, of record in Book 3700, Page 93, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David Rhine, married Aka David L. Rhine, by Warranty Deed from Julie B. Blakely, unmarried, of record in Instrument No. 20150311-0020918, in the Register's Office of Davidson County, Tennessee, dated March 06, 2015 and recorded on March 11, 2015.

Bokja Lee St.John joins in the execution of this deed to convey any interest she may have in the above described property, particularly any marital interest.

This improved property known as 221 Elysian Fields Road, Nashville TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of May, 2021.

David Rhine A/K/A David L. Rhine

Bokja Lee St. John

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of May, 2021, before me personally appeared David Rhine A/K/A David L. Rhine and Bokja Lee St. John, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of May, 2021.

Notary Signature
My commission expires: 7-17-24

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Angela Batson
(Affiant)

Sworn to and subscribed before me this
28th day of May, 2021.

Notary Public
My commission expires: 1-6-2025

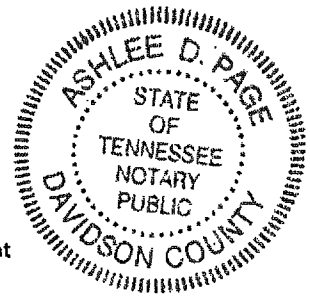
(SEAL)

File No. 2021-2814

Certificate of Authenticity

I, Dawn Cheri Mason, 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.

Dawn Cheri Mason
Signature



State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022