Karen Johnson Davidson County
Batch# 672766 DEEDWARR
07/08/2021 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20210708-0091946

WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2021.

Notary Public

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S Perimeter Park Dr, Suite 214, Nashville, TN 37211

File No.: 2021040106

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Financial, LLC, a Texas Limited Liability Company	Music City Financial, LLC, a Texas Limited Liability Company	
(NAME) 7703 North Lamar Blvd., #205	(NAME) 7703 North Lamar Blvd.	083-15-0-082.00
(ADDRESS) Austin, TX 78752	(ADDRESS) Austin, TX 78752	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIX THOUSAND AND NO/100 Dollars ($306,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HEIRS AT LAW OF ANNIE P. GRADY**, HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, 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(s) 103, as shown on the map entitled Section One Addition One Fortland Park, of record in Plat Book 2854, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ANNIE P. GRADY, UNMARRIED AND RICHARD L. GRADY, JR., UNMARRIED, by deed from DONALD P. GIRTON, JR. AND WIFE, MARTHA P. GIRTON, of record in Book 9538, page 484, dated November 30, 1994 and corrected in Book 9541, page 520, said Register's Office. Being further conveyed to ANNIE P. GRADY, UNMARRIED, by quitclaim deed from ANNIE P. GRADY, UNMARRIED AND RICHARD L. GRADY, JR., UNMARRIED, of record in Instrument No. 20130520-0050633, dated May 16, 2013, said Register's Office. The said Annie P. Grady having since died intestate on or about January 25, 2021 leaving said property to her heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20210624-0081106**, said Register's Office.**

unimproved ☐
This is improved ☒ property, known as 2803 Huntleigh Drive, Nashville, TN 37206
(House No.) (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.

Executed by my hand this 23 day of June, 2021.

Heirs at Law Of Annie P. Grady

Debra Vaughn
Debra Vaughn

Donna Flowers, by Debra Vaughn Attorney In Fact
Donna Flowers, by Debra Vaughn, Attorney In Fact

Richard Grady Jr. by Debra Vaughn Attorney In Fact
Richard Grady, Jr., by Debra Vaughn, Attorney In Fact

Shirley Grady by Debra Vaughn Attorney In Fact
Shirley Grady, by Debra Vaughn, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Maxine J. Rucker, a Notary Public for the above County and State, personally appeared Heirs at Law Of Annie P. Grady to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 23 day of June, 2021.

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Maxine J Rucker
Notary Public

Myy Commission Expires: _____

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/23/2021.

Date

Affiant Signature

7/1/2021

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2020.

Notary's Signature

My Commission Expires: 12.7.2024

Date

Notary's Seal (if on paper)

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024