Karen Johnson Davidson County
Batch# 681188 DEEDWARR
07/22/2021 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.93
20210722-0098380

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/08/2022

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: New Owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	07111004600
7703 N. Lamar Blvd #205 (ADDRESS)	(ADDRESS)	
Austin, TX 78752 (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, I, **Brenda Faye Scales, an unmarried person** , HEREINAFTER CALLED THE GRANTOR, HAS 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:

BEING Lot No. 9 on the Plan of Meridian Court, as of record in Book 2854, Page 105, Register's Office for said County.

SAID Lot No. 9 fronts 100.0 feet on the westerly side of Meridian Street and extends back between parallel lines, 150.0 feet on the southerly line and 163.89 feet on the northerly line to a dead line in the rear, measuring 100.0 feet thereon.

Being the same property conveyed to Brenda Faye Scales, married, by virtue of that certain Warranty Deed dated June 18, 1999, and being of record at Book 11558, Page 342 in the Register's Office of Davidson County, Tennessee.

Grover C. Scales having since deceased on or about April 2, 2021, leaving Brenda Faye Scales the surviving tenant by entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 2854, Page 105, Deed Restrictions recorded at Book 3097, Page 165, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1408 Meridian St. Nashville, TN 37207 (unimproved)
(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 19th day of July, 2021.

Brenda Faye Scales

Brenda Faye Scales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 19th day of July, 2021.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

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 7/19/21.

Affiant Signature

7/19/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 19th day of July, 2021.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022