Karen Johnson Davidson County
Batch# 684641 DEEDWARR
07/27/2021 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210727-0100907

WARRANTY DEED

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

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Angela Dodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF July, 2021.

Nichole Dowling
Notary Public

MY COMMISSION EXPIRES: 12.7.2024
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MUSIC CITY FINANCIAL, LLC	"New Owners"	
(NAME) 7703 North Lamar Blvd., #205	(NAME)	09116034500
(ADDRESS) Austin, TX 78752	(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, I, **Joseph Hilton, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/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 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 No. 40 in the Subdivision of the land of P.S. Stump, deceased, of record in Plan Book 2, Page 74, Chancery Court of Nashville, Tennessee, to which plan reference is hereby made for a more complete leal description.

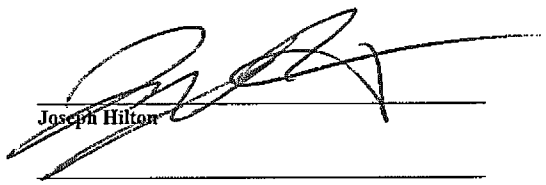
Being the same property conveyed to Joseph W. Hilton, by virtue of that certain Warranty Deed dated June 27, 2003, and being of record at Instrument No. 20030630-0090079 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Register's Office for Davidson County, Tennessee, 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 4003 Nevada Avenue 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 ~~20th~~ 21st day of July, 2021.

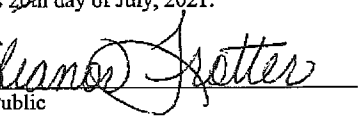


Joseph Hilton

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

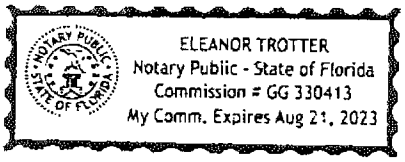
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Joseph Hilton** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for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

WITNESS my hand and official seal at office this ~~20th~~ 21st day of July, 2021.



Notary Public

My Commission Expires: Aug 21, 2023



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 7/21/21.

Holly A Mason
Affiant Signature

7/21/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 20 day of July, 2021.

Notary's Signature

(Notary Seal)

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

My Commission Expires: 1-6-25