Karen Johnson Davidson County
Batch# 688116 DEEDWARR
07/30/2021 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20210730-0103177

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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: MUSIC CITY FINANCIAL, LLC	MAP-PARCEL NUMBERS
(NAME) 7703 North Lamar Blvd #205	(NAME) 7703 North Lamar Blvd #205	07110006600
(ADDRESS) Austin, TX 78752	(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, WE, **Dominique Montgomery, Bennita Fitzgerald, Niccoles Montgomery, Derrick Fitzgerald** , 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 GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northerly 41 1/2 feet of Lot No. 57 and the southerly 17 feet of lot No. 58 on the plan of J. B. Haynie's Cumberland Heights, as of record in Book 57, Page 170, Regiser's Office for said County.

Said parts of Lots Nos. 57 and 58 front together 58 1/2 feet on the easterly side of Aline Avenue and run back between parallel lines, 125 feet to an alley.

Being the same property conveyed to Rebecca Anna Montgomery and Maggie R. Jones, joint tenants with right of survivorship, by Warranty Deed from L. C. Development, Inc. of record in Book 11639, Page 380, Register's Office for Davidson County, Tennessee, dated August 27, 1999 and recorded on August 30, 1999. (Value or consideration shown in aforementioned deed $69,900.00.)

Said Maggie R. Jones became deceased on February 23, 2010, vesting Rebecca Anna Montgomery as surviving tenant. Said Rebecca Anna Montgomery became deceased on September 13, 2020. Grantors being heirs at law of Rebecca Anna Montgomery, also known as Rebecca Ann Montgomery, pursuant to Affidavits of Heirship of record at Instrument Numbers 202107300103175 **and** 202107300103176.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record in Plat Book 57, Page 170, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1307 Aline Ave Nashville, TN 37207
(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 29th day of July, 2021.

Dominique Montgomery

Bennita Fitzgerald

Niccoles Montgomery

Derrick Fitzgerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Dominique Montgomery, Bennita Fitzgerald, Niccoles Montgomery, Derrick Fitzgerald, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of July, 2021.

Notary Public C L C M Rodgers

My Commission Expires: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 7/29/21.

Holly A Mason
Affiant Signature

7/30/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 30th day of July, 2021.

Ashlee D Page
Notary's Signature

(Notary Seal) ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/08/2022