This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 688328 DEEDWARR
08/02/2021 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20210802-0103475

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $240,000

Affiant Signature

Subscribed and sworn to before me on this the 23 Day of July 2021

Notary Public

My Commission expires 1/16/2025

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Music City Financial, LLC
7703 North Lamar Blvd, #205,
Austin, TX 28262

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID #: 05103010200

WARRANTY DEED
21NT01803

Effective the 23rd Day of July, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Luis E. Jara
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Music City Financial, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON County,** Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, BEING Lot No. 76 on the Plan of Section II, Pleasant Acres, of record in Plat Book 2133, page 75, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property as conveyed to Luis E. Jara by Warranty Deed from Rowe Dean Teasley and Kathy McBroom dated 07/27/2004 recorded 07/30/2004 as Book NA, Page NA, in Document Number 20040730-0091312, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 911 Freywood Dr, Madison, TN 37115-4539

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 2nd day of June 2021

Luis E Jara

by: Julio Molina Attorney-in-fact

Luis E. Jara by Julio Molina, Attorney-in-fact

State of Tennessee }
County of Williamson }

On this 2nd day of June, 2021, before me personally appeared **Julio Molina**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Luis E. Jara** and who acknowledged that she executed the same as the free act and deed of **Luis E. Jara**.

Carol B Christian

Notary Public

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/15/2022

My Commission expires: 1/15/2022

Tennessee Certification of Electronic Document

I, Evelin Alexandru, 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 July 22 2021 (date of document).

Affiant Signature

July 30 2021
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024