Karen Johnson Davidson County
Batch# 695657 DEEDWARR
08/12/2021 08:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20210812-0108618

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $355,000.00. Affiant Subscribed and sworn to before me, this the 6th day of August, 2021. Notary Public My commission expires: 3.3.2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Music City Financial, LLC	New Owner(s)	
7703 North Lamar Blvd #205	828 Royal Pkwy #204	06 10600 1800
Austin, TX 78752	Nashville, TN 37214	

STATE OF TENNESSEE
COUNTY OF DAVIDSON
MEMORIE WHITE
NOTARY PUBLIC

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EQUITY TRUST COMPANY CUSTODIAN FBO THOMAS MANCHE IRA, AN UNDIVIDED 50% INTEREST AND EQUITY TRUST COMPANY CUSTODIAN FBO SUSAN ANDERS IRA, AN UNDIVIDED 50% INTEREST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 146 on the Plan of Gra-Mar Acres, Section I, as of record in Book 2133, page 27, Register's Office for said County, described as follows:

Beginning at a point in the Westerly margin of Saunders Avenue, the common corner of Lots Nos. 145 and 146; thence Westerly with the line between said two lots 118.9 feet to a point, the common rear corner of Lots Nos 146 and 147; thence Northerly with the line between said two lots, 1150 feet to a point in the Southerly margin of Broadmoor Drive; thence Easterly with the margin of the same 120 feet to the beginning of a curve; thence Southeasterly around said curve 39.27 feet to a point in the Westerly margin of said Saunders Avenue; thence Southerly with the margin of the same, 162.26 feet to the point of beginning.

Being the same property conveyed to Equity Trust Company, Custodian FBO Thomas Manche IRA, an undivided 50% interest and Equity Trust Company, Custodian FBO Susan Anders IRA, an undivided 50% interest by Warranty deed from Raymond E. Allen, Gayle M. Allen and and Mark S. Allen, Successor Trustees of Jean P. Allen Revocable Living Trust Agreement dated February 22, 2008 of record in Instrument No. 20120703-0058452

Register's Office for Davidson County, Tennessee, dated June 06, 2012 and recorded on July 03, 2012.

Being also known as 4311 Saunders Avenue Nashville, Tennessee 37216.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4311 Saunders Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of August, 2021.

Equity Trust Company, Custodian FBO Thomas Manche IRA an Undivided 50% Interest

By: _____
Paula Neuhoff
Corporate Alternate Signer

Equity Trust Company, Custodian FBO Susan Anders IRA an Undivided 50% Interest

By: _____
Paula Neuhoff
Corporate Alternate Signer

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Paula Neuhoff with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Corporate Alternate Signer of Equity Trust Company, Custodian FBO Thomas Manche IRA, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of August, 2021.

_____
Notary Public

My Commission Expires: _____

Ryan E Linden
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
December 1, 2023

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Paula Neuhoff with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Corporate Alternate Signer of Equity Trust Company, Custodian FBO Susan Anders IRA, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of August, 2021.

_____
Notary Public

My Commission Expires: _____

Ryan E Linden
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
December 1, 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 8/6/21.

Holly A Mason
Affiant Signature

8/6/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of August, 2021.

Jacqueline G Brown
Notary's Signature

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(Notary Seal)

My Commission Expires: 3-8-22