This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0204

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $450,000.00

Karen Johnson Davidson County
Batch# 698682 DEEDWARR
08/17/2021 09:34:06 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20210817-0110815

Sworn to and subscribed before me this 13 day of August, 2021

Affiant

Katie Lee Rice
Notary Public

KATIE LEE RICE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Music City Financial, LLC 1141 Shelton Ave. Nashville, TN 37216	New Owner	072-03-0-289.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Frank F. Cruz and Marlene G. Cruz, husband and wife, and Thelma Ewell, a married woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Music City Financial, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Westerly 46.0 feet of the Easterly 54.2 feet of Lot No. 77 on the Plan of Inglewood Place of record in Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 77 fronts 46.0 feet on the Northerly side of Shelton Avenue and runs back between parallel 186.0 feet, more or less, to the Southerly Line of Lot No. 98.

Being the same property conveyed to Frank F. Cruz and wife, Marlene G. Cruz, and Thelma Ewell, unmarried, as Joint Tenants in Common by Warranty deed from Timothy Moore, unmarried of record in Instrument No. 20061201-0148565 Register's Office for Davidson County, Tennessee, dated November 17, 2006 and recorded on December 01, 2006.

This is improved property known as **1141 Shelton Ave., Nashville, TN 37216.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 12th day of August, 2021.

Frank F. Cruz

Marlene G. Cruz

Thelma Ewell

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Frank F. Cruz and Marlene G. Cruz, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of August, 2021.

See Attached CA Notary Document

See Attached CA Notary Document

Notary Public
My Commission Expires:

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Thelma Ewell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2021.

LUCIE NAVRATILOVA
Notary Public - State of Florida
Commission # GG 199800
My Comm. Expires Mar 25, 2022
Bonded through National Notary Assn.

Notary Public
My Commission Expires:

Maureen Kelly, the spouse of the Grantor herein, joins in the execution of this Deed for the purpose to convey all right, title and interest, marital or otherwise, in the subject property known as 1141 Shelton Ave., Nashville, TN 37216.

Maureen Kelly

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maureen Kelly the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August 2021.

Notary Public
My Commission Expires:

LUCIE NAVRATILOVA
Notary Public - State of Florida
Commission # GG 199800
My Comm. Expires Mar 25, 2022
Bonded through National Notary Assn.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 8/11/2021 before me, Karin Lyon Graff, Notary Public
(insert name and title of the officer)

personally appeared Frank F. Cruz and Marlene G. Cruz,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

KARIN LYON GRAFF
Comm. # 2297117
Notary Public · California
San Diego County
Comm Expires Aug. 11, 2023