THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36543-08-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me this 23rd day of August, 2021. Notary Public My Commission Expires: 9-7-21

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

WARRANTY DEED

Address New Owner: Music City Financial, LLC 105 Garwood Drive Nashville, TN 37210	**Send Tax Bills To:** 828 Royal Pkwy #204 Nashville TN 37214	**Tax Information:** Map and Parcel No.: 11903002400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patsy A. Williams, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Music City Financial, LLC, a Texas limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 105 Garwood Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 704668 DEEDWARR
08/25/2021 02:02:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20210825-0114960

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of August, 2021.

Patsy A. Williams

Patsy A. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patsy A. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2021.

Notary Public

My Commission Expires:

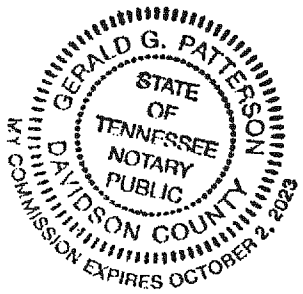


EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Map of the Mertie Milwee, as of record in Book 2331, Page 117, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patsy A. Williams, an unmarried person, by Warranty Deed from Katherine C. Hamblin, an unmarried person, of record in Instrument No. 19991223-0306660, in the Register's Office of Davidson County, Tennessee, dated December 23, 1999 and recorded on December 23, 1999.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 11903002400.
2. All matters appearing on the Plan of record as Plat Book 2331, Page(s) 117, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Deed Restriction recorded in 2523, Page 571, Register's Office for Davidson County, Tennessee.
4. Easement for Utilities and Drainage, recorded in Book 2538, Page 99, Register's Office for Davidson County, Tennessee.

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 8/23/21.

Affiant Signature

8/23/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd day of August, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-8-22