Karen Johnson Davidson County
Batch# 707913 DEEDWARR
08/31/2021 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $926.85
20210831-0117386

WARRANTY DEED

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

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF August, 20 21.

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	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
7703 N. Lamar Blvd #205	7703 N Lamar Blvd #205	03312005700
(ADDRESS)	(ADDRESS)	
Austin TX 78752	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, **Theresa L. Smith, single** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES 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:

land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Gatewood, Section I, as of record in Book 3300, Page 47 to 52, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Kathy Avenue, at the corner of Lots 215 and 226; thence with the line between said lots, westerly 123 feet to a corner of Lot No. 216; thence with the line between Lots 215 and 216, southwesterly 144.6 feet to a point in the northerly margin of Janette Avenue; thence with the margin of the same, easterly 96.52 feet to the point of beginning of the curve; thence around said curve, northeasterly 39.2 feet to a point in the westerly margin of Kathy Avenue; thence with the margin of the same northerly 118.92 feet to the beginning.

Being the same property conveyed to Theresa L. Smith, by virtue of that certain Warranty Deed dated December 10, 2004, and being of record at Instrument No. 20041215-0148834 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 410 Janette Ave Goodlettsville, TN 37072
(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 31st day of August, 2021.

Theresa L. Smith

Theresa L. Smith

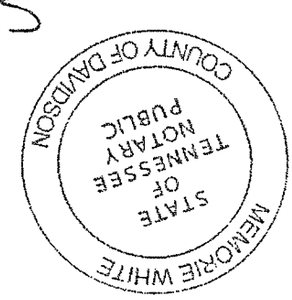
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Theresa L. Smith** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that She executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2021.

Notary Public

My Commission Expires: 3-3-2025



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 8/31/21.

Holly A Mason
Affiant Signature

8/31/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of August, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-8-22