Name and Address of New Owner:
Music City Financial LLC
7703 North Lamar Blvd, #205
Austin, TX 78752

Send Tax Bills To:
Music City Financial LLC
7703 North Lamar Blvd, #205
Austin, TX 78752

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072 13 0 310.00

Karen Johnson Davidson County
Batch# 708854 DEEDWARR
09/01/2021 02:35:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20210901-0118055

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bradley C. Carver, a single man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Financial LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 of Block A, on the Plan of The Revised Subdivision Plat of a part of L.M. Ezell's 12.11 acre tract of the Talbot Land, of record in Book 1130, Page 5, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bradley C. Carver, a single man, by Warranty Deed from Barry Gregory, married, of record in Instrument No. 20121203-0110568, in the Register's Office of Davidson County, Tennessee, dated November 27, 2012 and recorded on December 03, 2012.

This improved property known as 830 Douglas Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of August, 2021.

_____(SEAL)
Bradley C. Carver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2021, before me personally appeared Bradley C. Carver, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of August, 2021.

_____
Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 6-21-25
File No. 2021-3087

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 August 30th 2021.

Affiant Signature

8/30/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 30th 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