Karen Johnson Davidson County
Batch# 709760 DEEDWARR
09/03/2021 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $519.85
20210903-0118798

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

DAVIDSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
ASHLEE D. PAGE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MUSIC CITY FINANCIAL, LLC	MUSIC CITY FINANCIAL LLC	
(NAME) 7703 N Lamar Blvd #205	(NAME) 7703 N LAMAR BLVD #205	071010012.01
(ADDRESS) Austin, TX 78752	(ADDRESS) 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, **Alice Louise Covington, unmarried, Janet Renee Floyd, married, Susie Mae Floyd Hall, unmarried, Donald Hockett, unmarried, Melissa Robinson Ewing, married** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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 the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, described partly according to a survey made by Norris H. Hickerson, Surveyor, revised June 26, 1951, as follows:

Beginning at a point in the westerly margin of Toney Road, said point lying north 22° east 735 feet along the westerly margin of Toney Road and Toney Road extended from the center of Whites Creek Pike; thence with the westerly margin of Toney Road North 22° east 50 feet to a point; thence north 68° west 150 feet to a point; then south 22° west 50 feet to a point; thence south 68° east 150 feet to the beginning.

Being the same property conveyed to Alice Louise Covington, Janet Renee Floyd Donald Hockett, Melissa Robinson Ewing, and Susie Mae Floyd Hall, by virtue of certain Affidavits of Heirship being of record at Instrument No. 202109030118794 **, Instrument No.** 202109030118795 **. Instrument No.** 202109030118796 **, and Instrument No.** 202109030118797 **in the Register's Office of Davidson County, Tennessee.**

Sellers warrant that the above described property is not their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, 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 409 Toney Rd. Nashville, TN 37207
(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.

Alice Louise Covington

Janet Renee Floyd

Susie Mae Floyd Hall

Donald Hockett

Melissa Robinson Ewing

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Alice Louise Covington, Janet Renee Floyd, Susie Mae Floyd Hall, Donald Hockett, Melissa Robinson Ewing**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they 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: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 31st, 2021.

Affiant Signature

8/31/21
Date

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22