# WARRANTY DEED

Karen Johnson Davidson County
Batch# 712533 DEEDWARR
09/10/2021 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $815.85
20210910-0121141

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/07/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-6-25

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4409

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| **Music City Financial, LLC** | Music City Financial LLC | 148-14-0-023.00 |
| 7703 North Lamar Blvd #205 | 828 Royal Pkwy #204 | |
| Austin, TX 78752 | Nashville, TN 37214 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Bronson Lewis and Anousala Lewis, Husband and Wife**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Music City Financial, a Texas LLC**

HEREINAFTER CALLED THE GRANTEE(S), 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. 112 on the Plan of Section Two, Locustwood of record in Plat Book 2331, Page 147, 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 Lot No. 112 fronts 75 feet on the East side of East Ridge drive and runs back 223 feet on the North line and 223.2 feet on the South line, to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Anousala Chanthasone, unmarried by Warranty deed from Paul B. Evans and Larry G. Evans of record in Instrument No. 20160819-0086795 Register's Office for Davidson County, Tennessee, dated August 05, 2016 and recorded on August 19, 2016.

Being the same property conveyed to Anousala Lewis and husband Bronson Lewis by Quitclaim deed from Anousala Lewis, married, formerly known as Anousala Chanthasone, unmarried of record in Instrument No. 20200316-0028607 Register's Office for Davidson County, Tennessee, dated March 11, 2020 and recorded on March 16, 2020.

Property having been eroneously described as, the Plan of Section 11, Locustwood on the prior Quitclaim deed.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3942 East Ridge Drive Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on September 7, 2021}.

Bronson Lewis

Anousala Lewis

**STATE OF TENNESSEE**

**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Bronson Lewis and Anousala Lewis, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 7, 2021.

Notary Public

My Commission Expires: 4-23-25

JAMIE LIGHTHALL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**File #: 2021-4409**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**270 Franklin Road, Suite 160**

**Brentwood, TN 37027**

**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 September 7th, 2021.

Affiant Signature

9/7/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of September, 2021.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

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