WARRANTY DEED

Karen Johnson Davidson County
Batch# 716971 DEEDWARR
09/15/2021 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210915-0123774

DM-SRE-21-07509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

M. Vidal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Financial, LLC	**New Owner**	
7708 N. Lamar Blvd #205 (NAME) ~~1021 Main Street, Suite 1150~~	(NAME) 828 Royal Pkwy #204	141 11 0A 002.00CO
(ADDRESS) ~~Houston, TX 77002~~ Austin TX 78752	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **DAVID S. GILLILAND, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 312 on the Plan of Rolling River Estates, Phase IV, as of record in Plat Book 5200, Page 184, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David S. Gilliland, by Warranty Deed from Hayes G. Hickman and Caleb A. Hickman, devisees under the will of Rita D. Hickman, deceased, of record in Instrument No. 20071227-0148092, in the Register's Office of Davidson County, Tennessee, dated December 20, 2007 and recorded on December 27, 2007.

This conveyance is subject to:
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Property taxes for the year 2021 and subsequent years, a lien not yet due and payable.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rolling River Estates, Phase IV, as recorded in Plat Book 5200, Page(s) 184.

• Declaration of Covenants, Conditions and Restrictions recorded in Book 4892, Page 689 and Supplemented in Book 5463, Page 238.

• Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4788, Page 950 and amended in Book 4871, Page 640.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7509 Rolling River Pkwy, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10th DAY OF SEPTEMBER, 2021.

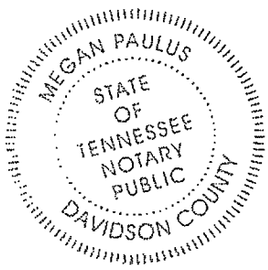
David S. Gilliland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID S. GILLILAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of September, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 9/10/21.

Affiant Signature

9/10/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 10 day of Sept., 20 21.

Notary's Signature

(Notary Seal)

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

My Commission Expires: 1-6-25