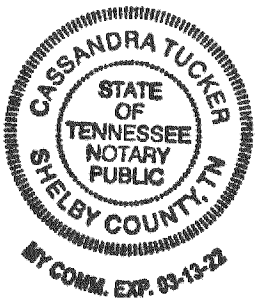
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 3/13/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
McDonald Long & Johnston Escrow, LLC, 1616 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MUSIC CITY FINANCIAL, LLC	New owner	07507000600
(NAME)	(NAME)	
(ADDRESS) 828 Royal Parkway, Nashville, TN 37214	(ADDRESS) 828 Royal Parkway, Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Larry D. Perry II and Paula J. Dyer,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MUSIC CITY FINANCIAL, LLC,** hereinafter called the GRANTEE, its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Plan of Tulip Grove Subdivision, Section 1, as of record in Plat Book 3700, Page 106, 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 Larry D. Perry, II, and wife, Paula J. Dyer, by Warranty Deed from William Alan Gauger and wife, Deborah Lynn Gauger, dated 09/22/1998 and filed of record 10/06/1998 in Book 11144, Page 103, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4409 Juneau Dr., Hermitage, TN 37076
(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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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.

Karen Johnson Davidson County
Batch# 723074 DEEDWARR
09/24/2021 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.93
20210924-0128297

Witness my/our hands this 17th day of September, 2021.

Larry D. Perry II Under Duress & Protest

Paula J. Dyer Under Protest/Duress

State of Tennessee
County of ~~Wilson~~ Rutherford and

Personally appeared before me Larry D. Perry II and Paula J. Dyer, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of September, 2021.

Carol M Holmes

Notary Public Carol Holmes
My Commission Expires: 2/19/2024

File No.: 2109720

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

Tennessee Certification of Electronic Document

I, Taylor Hutson, 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 17, 2021 (date of document).

Taylor Hutson
Affiant Signature

9/22/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 22 day of September, 2021.

Karri S. Coffman
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

