WARRANTY DEED

Karen Johnson Davidson County
Batch# 723194 DEEDWARR
09/24/2021 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $599.03
20210924-0128473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$161,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

MEMORIAL WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211
File No.: 2021080224

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Financial LLC	Music City Financial LLC	
(NAME) 7703 N Lamar Blvd #205	(NAME) 7703 N Lamar Blvd #205	063-02-0-100.00
(ADDRESS) Austin TX 78752	(ADDRESS) Austin TX 78752	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-ONE THOUSAND NINE HUNDRED AND NO/100 Dollars ($161,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SaJuan Temeika Giles, John A. Giles, Jr., Antwain Demante Giles and Lawrence Anthony Eldridge** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL LLC**, HEREINAFTER CALLED THE GRANTEES, 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(s) 164, as shown on the map entitled the Plan of Nawaka Hills, Powwow, Section 5, of record in Book 974, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN GILES AND WIFE, ROCHELLE GILES, by deed from MICHAEL T. MAYES AND TERESA K. GARLAND, of record in Interment No. 20051104-0134172, dated October 7, 2005, said Register's Office. The said Rochelle Giles having since died on or about January 3, 2021, leaving John Giles the surviving tenant by the entirety.

Said John Giles having since died and leaving SaJuan Temeika Giles, John A. Giles, Jr., Antwain Demante Giles and Lawrence Anthony Eldridge as his only Heirs at Law

For further reference see Heirship Affidavits recording as Instrument No. 202109240128471, Instrument No. 202109240128472, said Register of Deeds Office.

unimproved ☐
This is improved ☒ property, known as 1527 Ocoee Trl, Nashville, TN 37215
(House No.) (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.

Executed by our hands this 19 day of September 2021.

SaJuan Temeika Giles
SaJuan Temeika Giles

John A. Giles Jr
John A. Giles, Jr.

Antwain Demante Giles
Antwain Demante Giles

Lawrence Anthony Eldridge
Lawrence Anthony Eldridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Maxine J Rucker, a Notary Public for the above State and County, personally appeared, SaJuan Temeika Giles, John A. Giles, Jr., Antwain Demante Giles and Lawrence Anthony Eldridge to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 13 day of September 2021.

Maxine J Rucker
Notary Public

My Commission Expires: _____

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

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 21st, 2021.

Affiant Signature

9/21/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of September, 2021.

Notary's Signature

(Notary Seal)

My Commission Expires: 3-8-22