Karen Johnson Davidson County
Batch# 728950 DEEDWARR
10/01/2021 01:34:30 PM 6 pgs
Fees: $33.00 Taxes: $926.85
20211001-0132479

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
MUSIC CITY FINANCIAL, LLC 7703 North Lamar Blvd., #205 Austin, TX 78752	(Same as Owner)	033-12-0-125.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERRY LYNN HARDTKE AND HUSBAND, CHARLES HARDTKE, JERRY WAYNE PYLES, unmarried, JOSEPH TYLER CISCO AND WIFE, ASHLEY CISCO, AND AMBER ROSE CISCO, unmarried, as their interests may appear,** have this day bargained and sold, and do hereby transfer and convey unto the said **MUSIC CITY FINANCIAL, LLC,** the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 228, as shown on the map entitled Section 1, Gatewood Subdivision, of record in Book 3300, page 51 (erroneously referenced in prior conveyance as Book 330, pages 39, 40 & 51 and Book 3300, page 39), 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 CAROLYN B. EDWARDS, by deed from RACHEL L. KIDDY, UNMARRIED, of record in Book 10726, page 953, dated December 15, 1997, said Register's Office.

CAROLYN B. EDWARDS having died intestate on or about May 7, 2021, leaving as her sole heirs at law SHERRY LYNN HARDTKE, JERRY WAYNE PYLES, JOSEPH TYLE CISCO, AND AMBER ROSE CISCO. For further reference see Affidavit of Heirship of record in Instrument No. 202110010132478 **, said Register's Office.**

CHARLES HARDTKE, Spouse of SHERRY LYNN HARDTKE, and ASHLEY CISCO, Spouse of JOSEPH TYLER CISCO, join in this conveyance to convey any marital interest they may have.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$250,500.00**.
Subscribed and sworn to before me
this 30th day of September, 2021.
My Commission Expires: 5/2/2022

Affiant

Notary Public

WILLIAM D. DUKE JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2022

This is improved property located at 417 Janette Avenue, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 30th day of September, 2021.

SHERRY LYNN HARDTKE

CHARLES HARDTKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William D Duke, Jr, a Notary Public in and for said County and State, **SHERRY LYNN HARDTKE and CHARLES HARDTKE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of September, 2021.

WILLIAM D. DUKE JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2022

NOTARY PUBLIC

My Commission Expires: 5/2/2022

JERRY WAYNE PYLES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William D Duke Jr, a Notary Public in and for said County and State, **JERRY WAYNE PYLES**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 29th day of September, 2021.

WILLIAM D. DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 2, 2022

NOTARY PUBLIC

My Commission Expires: 5/2/2022

JOSEPH TYLER CISCO

ASHLEY CISCO

STATE OF GEORGIA
COUNTY OF Camden

Personally appeared before me, Irdys V. Borges, a Notary Public in and for said County and State, **JOSEPH TYLER CISCO and ASHLEY CISCO**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , Kingsland, Georgia, this the 22nd day of September, 2021.

NOTARY PUBLIC

IRDYS Y BORGES Notary Public CAMDEN COUNTY, GEORGIA Expires April 17, 2023

My Commission Expires: 4/17/23

AMBER ROSE CISCO

STATE OF GEORGIA
COUNTY OF Camden

Personally appeared before me, Irdys V. Borges, a Notary Public in and for said County and State, **AMBER ROSE CISCO**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, Kingsland, Georgia, this the 27th day of September, 2021.

IRDYS Y BORGES
Notary
Expires April 17, 2023
Public
CAMDEN COUNTY, GEORGIA

NOTARY PUBLIC

My Commission Expires: 4/17/23

Certificate of Authenticity

I, Sheryl Allison, 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 Sept. 29, 2021.

Affiant Signature

09-29-2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of September, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22