Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-2541TN

Karen Johnson Davidson County
Batch# 735607 DEEDWARR
10/13/2021 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20211013-0137641

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of October, 2021.

Notary Public

Commission Expiration: 3.3.2025

MELODIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Music City Financial, LLC 7703 N Lamar Blvd #205 Austin TX 78752	SAME AS NEW OWNER.	090-08-0-178.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mitchel W. Tidwell and wife, Latricia B. Tidwell**, HEREINAFTER REFERRED TO AS 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:

Property known as: 557 Annex Ave., Nashville, TN 37209, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Charlotte Park Annex of record in Book 3700, Page 49, 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 Mitchel W. Tidwell and wife, Latricia B. Tidwell, by Warranty Deed from Caledonian Properties, LLC, dated 08/27/2003 and recorded 09/02/2003 in Instrument No. 20030902-0126345, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 090-08-0-178.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 557 Annex Ave., Nashville, TN 37209

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 unemcumbered, 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 this 7th day of October, 2021.

Mitchel W. Tidwell

Latricia B. Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2021, before me personally appeared **Mitchel W. Tidwell and Latricia B. Tidwell**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 7th day of October, 2021.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4/17/2023

LTE File No.: 21-2541TN

Certificate of Authenticity

I, Allen White, 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 10/7/21.

Affiant Signature

10/7/21
Date

State of Tennessee
County of Davidson

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

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-8-22