# WARRANTY DEED

Karen Johnson Davidson County
Batch# 736450 DEEDWARR
10/14/2021 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211014-0138317

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JANET S. HINDS NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

My Comm. Exp. 03-14-22

**THIS INSTRUMENT WAS PREPARED BY**
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

21004306

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MUSIC CITY FINANCIAL LLC | MUSIC CITY FINANCIAL LLC | |
| (NAME) | (NAME) | 075 05 0 027.00 |
| 1021 Main St Suite 1150 | same as new owner | |
| (ADDRESS) | (ADDRESS) | |
| Houston, TX 77002 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I/WE, **UST, LLC, a South Carolina limited liability company** 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:

**Being all of Lot No. 732 on the plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page 62-63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being all of the same property conveyed to UST, LLC, a South Carolina limited liability company by Warranty Deed dated September 3, 2021 from Mark Ausbrooks, unmarried and Jessica M. Ausbrooks, unmarried, of record in Instrument Number 20210910-0121668, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **318 Bonnahurst Drive, Hermitage, Tennessee 37076**

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.

Witness our hands this 7th day of October, 2021.

UST, LLC, a South Carolina limited liability company

By:_____
Brian Patrick Sigmon, Managing Member

STATE OF Virginia
COUNTY OF Arlington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Patrick Sigmon the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Managing Member respectively of UST, LLC, a South Carolina limited liability company, the within named bargainor, a corporation, and that he/she as such Managing Member authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

Commission expires: 04/30/2022

_____
Notary Public

Robert Sanchez
Commonwealth of Virginia
Notary Public
Commission No. 7791794
My Commission Expires 04/30/2022

**RETURN TO:**

**ALLEGIANCE TITLE OF TENNESSEE, LLC**
**278 DOUG WARPOOLE ROAD, STE 218**
**SMYRNA, TN 37167**

**Tennessee Certification of Electronic Document**

I, Tammy Harris, 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 October 6, 2021 (date of document).

Tammy Harris
Affiant Signature

10-13-2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 13th day of Oct., 2021.

Janet S. Hinrichs
Notary's Signature

MY COMMISSION EXPIRES: 3/14/22

NOTARY'S SEAL

JANET S. HINRICHS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN

My Comm. Exp. 03-14-22