Karen Johnson Davidson County
Batch# 738739 DEEDWARR
10/18/2021 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20211018-0139650

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0849

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Financial, LLC, a Texas Limited Liability Company	New Owner	Map: 06103011700
(NAME) 7703 N Lamar Blvd Ste. 205	(NAME) 7703 N. Lamar Blvd.	
(ADDRESS) Austin, TX 78752	(ADDRESS) # 205 Austin, TX 78752	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JENNIFER A. DANIELS AND OREN K. DANIELS, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,

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 Lot No. 23 and the easterly 30 feet of Lot No. 22 of Block "K" on the Plan of Broadmoor Subdivision, Section 2, which is of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 23 and part of Lot No. 22 adjoin and front together 60 feet on the southerly side of Solley Drive and run back between parallel lines 148.1 feet on the easterly line of Lot No. 23 and 147.56 feet on the westerly line of a part of Lot No. 22, to a dead line on which it measures 60 feet, more or less.

Being the same property conveyed to Jennifer A. Daniels and Oren K. Daniels, husband and wife, by deed from Jerry Griswold and Phyllis Griswold, husband and wife, of record in Instrument No. 20090504-0040298, dated April 30, 2009, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 547, Page 174, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 908 Solley Drive, Nashville, TN 37216
(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.

Witness our hands this 12th day of October, 2021.

Jennifer A. Daniels

Oren K. Daniels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer A. Daniels and Oren K. Daniels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 12th day of October, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Cari Allen, 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 10-12-21.

Cari Allen
Affiant Signature

10-12-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of October, 20 21.

Jacqueline G Brown
Notary's Sighature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22