Karen Johnson Davidson County
Batch# 742006 DEEDWARR
10/22/2021 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $706.70
20211022-0142497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

3.3.2021 (AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC	Music City Financial (NAME)	MAP 043.05.0
828 Royal Pkwy #204 (ADDRESS)	828 Royal Pkwy #204 (ADDRESS)	PARCEL 106.00
Nash, TN 37214 (CITY) (STATE) (ZIP)	Nash, TN 37214 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Debra Ruth Long Dunn and Delinda Lee Long Baillard and Debra Ruth Long Dunn and Delinda Lee Long Baillard Co-Executors, of Mildred Raymer Long Sloan Estate, 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, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10, Block A on the Plan of Cedar Crest Estates, as of record in Book 974, Page 15, RODC Tennessee.

Said Lot No. 10 fronts 101 feet on the easterly side of Bixler Avenue and runs back between parallel lines, 191.5 feet to a dead line.

Being the same property conveyed from Charles D. Evans and wife Dimple T. Evans to James H. Raymer and wife Eva Lena Raymer, as of record in Book 2482, Page 65, RODC TN. The said James H. Raymer and wife Eva Lena Raymer subsequently conveyed the property to Mildred Ruth Long, reserving to themselves a life estate, by quitclaim deed of record in Book 11313, Page 282, said Register's Office. James H. Raymer died on 9/4/2000, survived by his wife Eva Lena Raymer. Eva Lena Raymer died on April 1, 2007. Mildred Ruth Long subsequently married and became known as Mildred Raymer Long Sloan. Mildred Raymer Long Sloan died on 8/24/2018 and by her Will, admitted to Probate by Order entered 12/5/2019 by the Seventh Circuit Court for Davidson County, Tennessee, Case 19P-2063, devised the within property to those of her children who survived her. She was survived by two of her children, Debra Ruth Long Dunn and Delinda Lee Long Baillard.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 710 Bixler Ave, Madison, TN 37115
(House Number) (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 my/our hand(s) this 15th day of October, 2021.

WARRANTY DEED
(Continued)

Debra Ruth Long Dunn

Delinda Lee Long Baillard

Debra Ruth Long Dunn, Co-Executrix
Mildred Raymer Long Sloan Estate

Delinda Lee Long Baillard, Co-Executrix
Mildred Raymer Long Sloan Estate

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra Ruth Long Dunn and Delinda Lee Long Baillard and Debra Ruth Long Dunn Co-Executor, Mildred Raymer Long Sloan Est and Delinda Lee Long Baillard Co-Executor, Mildred Raymer Long Sloan Est, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of October, 2021.

DANIEL WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

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 10/15/21.

Affiant Signature

10/15/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of October, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 7-8-22

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