Karen Johnson Davidson County
Batch# 742237 DEEDWARR
10/25/2021 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20211025-0142813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this 15 day of October, 2021.

Notary Public

My commission expires: 3.3.2025

(Notary Stamp)

MELANIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY	Music City Financial LLC	081-06-0-377.00
7703 N Lamar Blvd #205	7703 N Lamar Blvd #205	
Austin TX 78752	Austin TX 78752	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Fred W. Kelly, Sr. and wife, Janice Kelly

(hereinafter called the "Grantor"), 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 "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 38 and the Westerly 8 feet of Lot No. 39 on the Map of the Subdivision of the South part of the Nichol Property, in the 8th Civil District of said County, a plan of which is of record in Plan Book 2, page 49, Chancery Court at Nashville. Said lot and part of lot adjoin and front together 58 feet on the Northerly side of Seifreid Street, formerly Tucker Street and runs back between parallel lines, 150 feet to an alley. (Note: there appears to be a 30 x 5 foot portion of Lot No. 37 shown as part of this parcel which has not found to be conveyed separately; titleholder owns the adjacent parcel 081006037700 which this would be a part of).

Being a part of the same property conveyed to Fred W. Kelly, Sr. and wife, Janice Kelly by deed from Cynthia P. Henry of record in Book 9226, page 304, Register's Office for Davidson County, Tennessee, dated January 6, 1994 and recorded on January 21, 1994.

This is improved property known as **2304 Seifried Street, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of October, 2021.

Fred W. Kelly, Sr.

Janice Kelly

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, Fred W. Kelly,, Sr. and Janice Kelly, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of October, 2021.

Notary Public
My Commission Expires: 4.17.23

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

SolomonParks File No. 20-000421-526

Certificate of Authenticity

I, [illegible], 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.

[illegible]
Affiant Signature

10/15/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of October, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22