WARRANTY DEED

Karen Johnson Davidson County
Batch# 743355 DEEDWARR
10/25/2021 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $740.93
20211025-0143472

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/06/2022
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Financial, LLC, a Texas limited liability company	Music City Financial, LLC	Parcel ID: 107-05-0-246.00-000
(NAME) 7703 N Lamar Blvd, Ste 205	(NAME) 7703 N Lamar Blvd, Ste 205	
(ADDRESS) Austin, TX 78752	(ADDRESS) Austin, TX 78752	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Truc Thanh Ho and Uyen Thanh Thi Ho, as Tenants in Common with a Right of Survivorship, both unmarried persons**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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:

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Bel-Air, Section Two, of record in Book 2900, Pages 29 through 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 224 fronts 90 feet on the South side of Louanne Drive and runs back 91 feet on the West line and 129 feet on the East line to a dead line in the rear, measuring 79 feet thereon.

Being the same property conveyed to Truc Thanh Ho and Uyen Thanh Thi Ho, as Tenants in Common with a Right of Survivorship, both unmarried persons, by Warranty Deed from William T. Brewington Jr., an unmarried person and Bobby Jeanne Brewington, of record in Book 9745, Page 699, in the Register's Office of Davidson County, Tennessee, dated July 26, 1995 and recorded on July 31, 1995.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1903 Louanne Drive, Nashville, TN 37217

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 20 day of October, 2021

Truc Thanh Ho

Uyen Thanh Thi Ho

STATE OF Tennessee

COUNTY OF Sumner

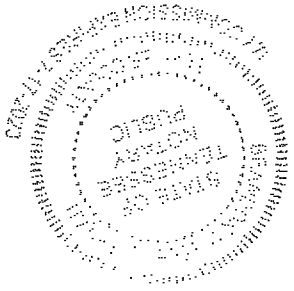
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Truc Thanh Ho and Uyen Thanh Thi Ho, as Tenants in Common with a Right of Survivorship, both unmarried persons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of October, 2021.

Notary Public

My Commission Expires: 7-17-23

(SEAL)



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 10/20/21.

Affiant Signature

10/20/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of October, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE D BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22