WARRANTY DEED

Karen Johnson Davidson County
Batch# 749044 DEEDWARR
11/03/2021 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20211103-0147353

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,000.00.

Affiant

Subscribed and sworn to me on 10/27/21.

NOTARY PUBLIC
My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Music City Financial LLC 7703 North Lamar Blvd #205 Austin, TX 78752	NEW OWNER 828 Royal Pkwy #204 Nashville TN 37214	060 07 0 136.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ashley Sanchez, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Music City Financial LLC , a Texas Limited Liability Company, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section 3, Hillhurst Acres of record in Plat Book 2331, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Ashley Sanchez by Warranty Deed from Donzale Kennedy Rogers dated September 17, 2021 and recorded September 27, 2021 in Instrument No. 20210927-0129202 Register's Office for Davidson County, Tennessee.
>
> The Grantor warrants that the above described property was never used as their primary residence, and has been used for investment purposes only.
>
> This is improved property known as 2923 Hillhurst Dr., Nashville, Tennessee 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 hand this 10/27/21.

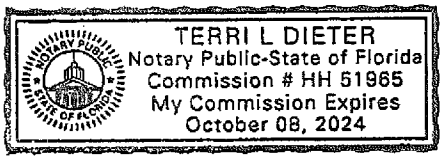
A Sanchez
Ashley Sanchez

STATE OF Florida
COUNTY OF Pinellas

On 10/27/21, before me personally appeared Ashley Sanchez, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 10/27/21
Terri L Dieter
NOTARY PUBLIC

My Commission Expires: 10/8/24



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 10/29/21.

Affiant Signature

10/29/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 29th day of Oct., 2021.

Notary's Signature

(Notary Seal)

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

My Commission Expires: 1-6-25