Name and Address of New Owner:
Music City Financial, LLC
828 Royal Parkway #204
Nashville, TN 37214

Send Tax Bills To:
Music City Financial, LLC
Same as new owner

Karen Johnson Davidson County
Batch# 749778 DEEDWARR
11/05/2021 08:49:30 AM 4 pgs
Fees: $23.00 Taxes: $989.75
20211105-0147905

This Instrument Prepared By:

Summit Title & Escrow, LLC
6263 Poplar Avenue
Suite 801
Memphis, TN 38119

Map & Parcel No: 033 12 0 138.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The 443 Janette Ave Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Financial, LLC, a Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 72, as shown on the map entitled Gateway Subdivision, Section 1, of record in Plat Book 3300, Pages 39 and 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Grantor by Warranty Deed of record in Instrument No. 20210318003611 7, Register's Office for Davidson County, Tennessee.

This property is unencumbered except for Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Gateway Section 1, as recorded in Plat Book 3300, Page(s) 39 and 40; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3344, Page 582; Easement for the flow of the waters of the Dry Creek, and the rights of the public therein; Rights of upper and lower riparian owners to the flow of the waters of the Dry Creek, free from diminution or pollution; Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Dry Creek; all of record in the Register's Office of Davidson County, Tennessee; and 2021 Davidson County, Tennessee real estate taxes

and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of September, 2021.

The 443 Janette Ave Trust

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 28 day of September, 2021, before me personally appeared Brandon Adams, Trustee of The 443 Janette Ave Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of September, 2021.

_____
Notary Signature
My commission expires: 7-22-25

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $267,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

The 443 Janette Ave Trust

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

Sworn to and subscribed before me this 28 day of Sept., 2021.

_____
Notary Signature
My commission expires: 7-22-25



202111050147905

Tennessee Certification of Electronic Document

I, Stevie Friedl, and/or, do hereby make oath that I am a licensed attorney

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 September 28, 2021 (date of document).

Affiant Signature

11/01/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 1st day of November, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY