Karen Johnson Davidson County
Batch# 749805 DEEDWARR
11/05/2021 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20211105-0147947

WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: MUSIC CITY FINANCIAL, LLC	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
828 Royal Pkwy #204 (NAME)	New Owner (NAME)	
Nashville TN 37214 (ADDRESS)	828 Royal Pkwy #204 (ADDRESS)	07104022700
(CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Amanda Koops**. HEREINAFTER CALLED THE GRANTOR, HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC. a Texas limited liability company,** HEREINAFTER CALLED THE GRANTEE, HER 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. 10 on the Plan of Shepardwood Subdivision, Section I, of record in Book 4715, Page 82, Register's Office for said County.

Said Lot No. 10 fronts 61.31 feet on the westerly margin of Oakwood Avenue and extends back 133.20 feet on the southerly line and 133.65 feet on the northerly line to a dead line in the rear, measuring 61.31 feet thereon.

Being the same property conveyed to Amanda Koops, unmarried, by virtue of that certain Warranty Deed dated May 30, 2012, and being of record at Instrument No. 20120611-0050744 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office of Davidson County, Tennessee , and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2504 Oakwood Ave Nashville, TN 37207
(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 hand this 29th day of October, 2021.

Amanda Koops

Amanda Koops

STATE OF Tennessee
COUNTY OF Davidson

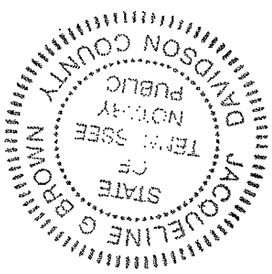
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Amanda Koops,,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of October, 2021.

Jacqueline G Brown

Notary Public

My Commission Expires: 3-8-22



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.

Holly A Mason
Affiant Signature

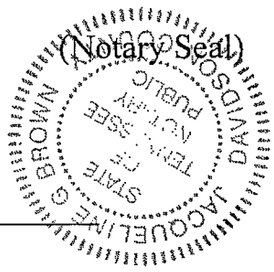
10/29/21
Date

State of Tennessee
County of Davidson

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

Jacqueline G Brown
Notary's Signature

(Notary Seal)



My Commission Expires: 3.8.22