Karen Johnson Davidson County
Batch# 750779 DEEDWARR
11/08/2021 01:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,174.75
20211108-0148964

Property Addresses:
360 Wimpole Drive
Nashville, TN 37211

New Property Owner:
Music City Financial, LLC
828 Royal Parkway #204
Nashville, TN 37214

Map & Parcel Number(s):

119-3-106.00

Mail tax bills to:
Music City Financial, LLC
828 Royal Parkway #204
Nashville, TN 37214

This instrument prepared by:
Upland Title, LLC
1705 Ashley Circle
Bowling Green, KY 42104
(270) 282-4976 *ph* / (270)282-7250 *fax*

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $317,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 5th day of October, 2021.

STEPHANIE TREMMEL
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

Notary Public
My Commission Expires: May 8, 2023

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 5th day of October, 2021, by and between **AHMET AGANOVIC AND BAHRA AGANOVIC**, husband and wife, party of the first part (Grantor), and, **MUSIC CITY FINANCIAL, LLC**, party of the second part (Grantee),

WITNESSETH: That for and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Glencliff Estates, Section 5, as of record in Book 2133, Page 21, Register's Office for said County.

Said Lot No. 76 fronts 108 feet on the easterly side of Wimpole Drive and runs back between lines, 220 feet on the northeasterly line and 219.3 feet on the southeasterly line to a dead line in the rear on which it measures 74.01 feet.

SOURCE OF TITLE: Being the same property conveyed to Ahmet Aganovic and Bahra Aganovic, husband and wife, by Warranty Deed from Estate of Wyleen H. Ricks, deceased, Martha Ricks Bond, Executrix, of record in Instrument No. 20010629-0068881, in the

Register's Office of Davidson County, Tennessee, dated June 27, 2001, and recorded on June 29, 2001.

This deed is prepared with information provided by the purchasers closing agent. Preparer makes no representation with regard to the completeness and accuracy of the information provided, and this conveyance is made subject to any matter(s) affecting the subject property not included in the information provided by the purchasers closing agent.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, jointly with rights of survivorship, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

> 2021 Davidson County real estate taxes, which the party of the second part hereby assumes and agrees to pay; and easement of record in Book 2102, Page 339 and Plat Book 2133, Page 21, in the office of the Davidson County Register.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Ahmet Aganovic
AHMET AGANOVIC

Bahra Aganovic
BAHRA AGANOVIC

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STATE OF Kentucky)
)ss
COUNTY OF Warren)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared AHMET AGANOVIC AND BAHRA AGANOVIC, husband and wife, husband and wife, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed

WITNESS my hand and Notarial Seal at office this 5th day of October, 2021.

Joseph Ryan Loney
Notary Public & Online Notary Public
Kentucky, State at Large
Notary ID 592958
My Commission Expires 01-23-2022

Notary Public
My Commission expires: 1/23/2022

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(FOR RECORDING DATA ONLY)

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 October 5, 2021 (date of document).

Affiant Signature

11/3/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 3rd day of November, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

