NEW OWNER:
MUSIC CITY FINANCIAL, LLC
c/o NWR Financial LLC
7703 N LAMAR BLVD, STE 205
AUSTIN, TX 78752

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1729

Map & Parcel
062020A023.00CO

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 759118 DEEDWARR
11/22/2021 12:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20211122-0154814

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHRISTY LAW ASHBY, EXECUTRIX OF THE ESTATE OF JOAN D. LAW, and CHRISTY LAW ASHBY and FRANK MICHAEL LAW and TERESA PARNELL,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MUSIC CITY FINANCIAL, LLC, a Tennessee limited liability company**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 69 on the Plan of the Resubdivision of Lots 69A, 69B, 70A, 70B, 72A, 72B, 76B, 77A, 77B, 78A, 78B, 79A, 79B, 80A, and 80B, River Trace Estates, Phase I, Section I, as shown on the plat of the same of record in Plat Book 6900, Page 325, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to FRANK H. LAW and wife, JOAN LAW by Warranty Deed from Braewood Development Corporation, a Texas Corporation, dated October 23, 1987, and of record in Book 7388, Page 152, Register's Office for DAVIDSON County, Tennessee. Frank H. Law and JoAn Law remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Frank H. Law; therefore, JoAn Law is the surviving tenant by the entirety to the property herein. JoAn Law a/k/a JoAn D. Law is now

deceased, having died a widow and testate on May 23, 2021, in Davidson County, Tennessee. For further reference to title, see probate of the Estate of JoAn D. Law, of record in Docket No. 21P1620 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, whereby the real property owned by her at the time of her death was devised to her children: Christy Law Ashby, Teresa Parnell and Frank Michael Law.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **2701 RIVER BEND DRIVE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 325, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 12th day of November, 2021.

ESTATE OF JOAN D. LAW

Christy Law Ashby, Executrix

BY: CHRISTY LAW ASHBY, EXECUTRIX

Christy Law Ashby

CHRISTY LAW ASHBY

FRANK MICHAEL LAW

Teresa Parnell

TERESA PARNELL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHRISTY LAW ASHBY, EXECUTRIX OF THE ESTATE OF JOAN D. LAW**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of November, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHRISTY LAW ASHBY and FRANK MICHAEL LAW and TERESA PARNELL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of November, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

Taylor Bell

AFFIANT

Sworn to and subscribed to before me this 12th day of November, 2021.

NOTARY PUBLIC

My commission expires: _____

OFFICIAL SEAL KIOSHA ROBINSON NOTARY PUBLIC-GEORGIA FULTON COUNTY My Comm. Expires June 16, 2025

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, 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 11-12-2021 (date of document).

Kayla Short

Affiant Signature

11-12-2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 12 day of November, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024