Karen Johnson Davidson County
Batch# 759127 DEEDWARR
11/22/2021 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20211122-0154823

WARRANTY DEED

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

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MUSIC CITY FINANCIAL, LLC	MUSIC CITY FINANCIAL, LLC	
(NAME)	(NAME)	061-16-0-047.00
828 Royal Pkwy Ste 204	828 Royal Pkwy Ste 204	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(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, **Terrell A. Harper, married** , HEREINAFTER CALLED THE GRANTOR(S), 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, ITS HEIRS 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 the southerly 30 feet of the westerly 190 feet of Lot No. 32, the northerly 30 feet of the westerly 40 feet of Lot No. 37 and the Northerly 30 feet of Lots Nos. 38, 39 and 40, of Block "A" on the Map of Greenland Estates, of record in Book 974, page 13, Register's Office for said County.

Being the same property conveyed to Terrell A. Harper, a married man by Warranty deed from Joyce Faye Jackson, an unmarried woman and Joyce Faye Jackson, as Devisee under the last will and Testament of Lois Jean Hatcher of record in Instrument No. 20210728-0101760, Register's Office for Davidson County, Tennessee, dated July 21, 2021 and recorded on July 28, 2021.

Grantor warrants that this property has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, 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 1353 Cardinal Ave Nashville, TN 37216
(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 15th day of November, 2021.

Terrell A. Harper

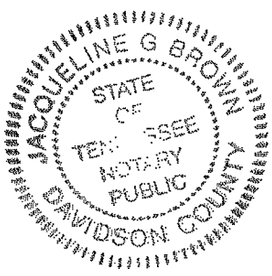
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 15th day of November, 2021.

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 11/15/21.

Affiant Signature

11/15/21
Date

State of Tennessee
County of Carroll

Sworn to and subscribed before me this 15th day of November, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22