RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 761319 DEEDWARR
11/24/2021 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $752.95
20211124-0156625

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $203,500.00.

Affiant

Sworn to and subscribed before me this 17th day of November, 2021.

Notary Public

My Commission Expires: 1-6-25

(SEAL)

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

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Music City Financial, LLC, a Texas Limited Liability Company 7703 North Lamar Blvd. #205 Austin, TX 78752	New Owner(s)	052-01-0-091.00

This Indenture is made on the 17th day of November, 2021, by and between **LORA C. SHELTON, UNMARRIED** ("Grantor"), and **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 29 of Block A on the Plan of Crittenden Estates of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lora C. Shelton by Warranty deed from Hal F. Willis, unmarried of record in Instrument No. 20120810-0071558 Register's Office for Davidson County, Tennessee, dated July 31, 2012 and recorded on August 10, 2012.

This is improved property known as 314 Harrington Ave, Madison, TN 37115.

This conveyance is being made subject to:

1. Taxes for the year 2022 and subsequent years, a lien due and payable, but not delinquent.

2. Subject to all matters shown on the Plan of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 17th day of November, 2021.

GRANTOR:

Lora C. Shelton

Lora C. Shelton

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, LORA C. SHELTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2021.

Notary Public

My Commission Expires: 12/22/2024

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202111240156625

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 11/17/21.

Affiant Signature

11/17/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of November, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22