Name and Address of New Owner:
Music City Financial LLC
2315 Shadow Lane
Nashville, TN 37216

Send Tax Bills To:
Music City Financial, LLC
828 Royal Pkwy #204
Nashville, TN 37214

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 767381 DEEDWARR
12/03/2021 11:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20211203-0160661

Map & Parcel No: 073 05 0 108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Paul S. Koumanelis and Gladys Koumanelis, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Financial LLC, a Texas Limited Liability Company,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF RIVERWOOD HEIGHTS SUBDIVISION, OF RECORD IN PLAT BOOK 1835, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Paul S. Koumanelis and Gladys Koumanelis, husband and wife, by Warranty Deed from Roy M. Norris, a married man, of record in Instrument No. 20100903-0070313, in the Register's Office of Davidson County, Tennessee, dated August 31, 2010 and recorded on September 03, 2010.

This improved property known as 2315 Shadow Lane, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of November, 2021.

Gladys Koumanelis (SEAL)
Gladys Koumanelis

_____ (SEAL)
Paul S. Koumanelis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of November, 2021, before me personally appeared Gladys Koumanelis and Paul S. Koumanelis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of November, 2021.

_____
Notary Signature
My commission expires: 9-23-24

ZACHARY HAYS LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $305,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 4/08/2022
File No. 2021-3663

202112030160661

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 November , 2021.

Affiant Signature

11/29/21
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

JACQUELINE G. BROWN
NOTARY
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22