Karen Johnson Davidson County
Batch# 771830 DEEDWARR
12/10/2021 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20211210-0164355

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20216052 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$303,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 5th day of November 2021. Notary Public My Commission Expires: 3/13/22

CASSANDRA TUCKER NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMM. EXP. 03-13-22

WARRANTY DEED

THIS INDENTURE, made this 5th day of November 2021, among:

PATRICK F. MAHER, IV AND NICOLE MAHER, a married couple

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MUSIC CITY FINANCIAL LLC, a Texas Limited Liability Company, its successors and/or assigns (the **"Grantee**").

WITNESSETH:

THAT the Grantors, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, do grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 1131 on the Plan of Section Nine, Hermitage Hills of record in Plat Book 3600, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1131 fronts 80 feet along the Southerly margin of Bonnafield Drive and extends back between lines measuring 151.13 feet on the Westerly line and 161.32 feet on the Easterly line, to a line in the rear which measures 80.97 feet.

Being the same property conveyed to Patrick F. Maher, IV, an unmarried man, by Warranty Deed from William E. Wright, unmarried, of record in Instrument No. 20170517-0048685, in the Register's Office of Davidson County, Tennessee, dated May 12, 2017, and recorded on May 17, 2017.

Patrick F. Maher, IV has since married. Nicole Maher joins in executing this deed, conveying any marital interest she may have in said property.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. To have and to hold the Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantors hereby covenant with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is

transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantors will forever warrant and defend the Premises and title thereto against lawful claims of all persons whomsoever. The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance. Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Patrick F. Maher, IV

Nicole Maher

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Patrick F. Maher, IV and Nicole Maher**, the within named bargainor(s), with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of November 2021.

Notary Public

My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Property Address: **232 Bonnafield Drive**
Nashville, TN 37206

Tax ID: **075 09 0 192.00**

Owner Name & Property Address:

Music City Financial, LLC
828 Royal Parkway, Suite 204
Nashville, TN 37214

Responsible Party for Taxes:

Music City Financial, LLC
828 Royal Parkway, Suite 204
Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Stevie Frisch, 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 5, 2021 (date of document).

Affiant Signature

12/8/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 8th day of December, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

