WARRANTY DEED

Karen Johnson Davidson County
Batch# 773945 DEEDWARR
12/14/2021 04:02:30 PM 13 pgs
Fees: $68.00 Taxes: $962.00
20211214-0165401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: MUSIC CITY FINANCIAL, LLC	SEND TAX BILLS TO: MUSIC CITY FINANCIAL, LLC	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
828 Royal Pkwy #204	828 Royal Pkwy #204	069-06-0-002.00
(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, **Vivian Robinson Johnson, PhD, Vernon Robinson, David L Robinson, Sr., Darice L. Robinson, Ionis Bracy Martin, Cathy Tucker Hyman, Pamela R. Coaxum Patricia Anita Tucker Pugh, Francis Wright Tucker, Heidi V.J. Long, Robyn J Sims, Gisele J Mestre, Ionis Marissa J Knowles, Robert L Jefferson, III, Michael Anthony Young, II, Nichole Young Bell, Josie Rochelle Malone, William Roper, Johnny Roper, John Michael Alexander, Paul W Alexander, Phyllis Rouse, Kimberly S Cavitt, Richard Cavitt, Scott Vaughn, Jeffrey Vaughn, John Jerry Williams, Guyland Bushawn Williams, and Luetta Robinson,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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 Lot No. 4 on the Plan of Section One, Enchanted Hills of record in Plat Book 3300, Page 96, 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. 4 fronts 95.00 feet on the Northerly margin of Hydes Ferry Pike, and extends back 190.00 feet on the easterly line being 189.16 feet on the Westerly line, to a line in the rear on which it measures 97.86 feet.

Being the same property conveyed to Cecil Robinson, Jr. and wife, Hazel L. Robinson by Installment Deed of record in Book 3898, page 341, Register's Office for Davidson County, Tennessee, dated June 04, 1965 and recorded on June 04, 1965.

Hazel Robinson died on June 20, 2016 leaving Cecil Robinson Jr. as the remaining tenant by the entirety. Cecil Robinson, Jr. died intestate on October 30, 2018.

Cecil Robinson died unmarried and without issue. Cecil died leaving Luetta Robinson, sole heir of his uncle Ezekiel Zed Robinson; Vivian Robinson Johnson, PhD, Vernon Robinson, David Robinson, and Darice L Robinson, Heirs of his Aunt, Lonnie Robinson; Ionis Bracy Martin , Cathy Tucker Hyman, Pamela R Coaxum, Patricia Anita Tucker Pugh, and Francis Wright Tucker , Heidi Long, Robyn J Sims, Gisele J Mestre, Ionis Marissa J Knowles, Robert Lee Jeffers, III, Michael Anthony Young, II, Nichole Young Bell, Josie Rochelle Malone, William Roper, and Johnny Roper, Heirs of his Aunt Hattie Robinson Bracy; John Michael Alexander, Paul W Alexander, Phyllis Rouse, Kim S Cavitt, Richard Cavitt, Jeffrey Vaughn, Soctt Vaughn, John Jerry Williams, Thomas Williams, and Bushawn Guyland Williams, Heirs of his Aunt Lena Maddox by Affidavits of Heirship of record at Instrument No. ___202112140165399__ & Instrument No _____202112140165400_____ in said Register's Office, TN.

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 4314 Ashland City Hwy Nashville, TN 37218
(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 7th day of December, 2021.

Vivian Robinson Johnson PhD
by Ionis Martin AIF
Vivian Robinson Johnson, PhD, by Ionis Martin, Attorney in Fact

Ionis Bracy Martin
Ionis Bracy Martin

Cathy Tucker Hyman by
Ionis Martin, AIF
Cathy Tucker Hyman, by Ionis Martin, Attorney In Fact

Pamela R. Coaxum by
Ionis Martin AIF
Pamela R. Coaxum, by Ionis Martin, Attorney In Fact

Patricia Anita Tucker Pugh
by Ionis Martin, AIF
Patricia Anita Tucker Pugh, by Ionis Martin, Attorney In Fact

Francis Wright Tucker
by Ionis Martin, AIF
Francis Wright Tucker, by Ionis Martin, Attorney In Fact

Robyn J. Sims by

Ionis Martin, AIF

Robyn J Sims, by Ionis Martin, Attorney In Fact

Ionis Marissa J Knowles

by Ionis Martin, AIF

Ionis Marissa J Knowles, by Ionis Martin, Attorney In Fact

Josie Rochelle Malone

by Ionis Martin, AIF

Josie Rochelle Malone, by Ionis Martin, Attorney In Fact

William Roper

by Ionis Martin, AIF

William Roper, by Ionis Martin, Attorney In Fact

Johnny Roper by,

Ionis Martin AIF

Johnny Roper, by Ionis Martin, Attorney In Fact

John Michael aka Jo

by Ionis Martin, AIF

John Michael Alexander, by Ionis Martin, Attorney In Fact

Kimberly S Cavitt

by Ionis Martin, AIF

Kimberly S Cavitt, by Ionis Martin, Attorney In Fact

Scott Vaughn by

Ionis Martin, AIF

Scott Vaughn, by Ionis Martin, Attorney In Fact

Jeffrey Vaughn by Ionis Martin, AIF

Jeffrey Vaughn, by Ionis Martin, Attorney In Fact

Guyland Bushawn Williams by Ionis Martin, AIF

Guyland Bushawn Williams, by Ionis Martin, Attorney in Fact

Luetta Robinson by Ionis Martin, AIF

Luetta Robinson, by Ionis Martin, Attorney In Fact

STATE OF TN
COUNTY OF Middlesex

On this 7 day of December, 2021, before me personally appeared **Ionis Martin,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Luetta Robinson, Jeffrey Vaughn, Scott Vaughn, Kimberly S. Cavitt, John Michael Alexander, Johnny Roper, William Roper, Josie Rochelle Malone, Ionis Marrisa J Knowles, Robyn J Sims, Heidi V. J. Long, Francis Wright Tucker, Patricia Anita Tucker Pugh, Pamela R. Coaxum , Cathy Tucker Hyman, Vivian Robinson Johnson, PhD, and Guyland Bushawn Williams. and acknowledged that she executed the same as the free act and deed of the said Luetta Robinson, Jeffrey Vaughn, Scott Vaughn, Kimberly S. Cavitt, John Michael Alexander, Johnny Roper, William Roper, Josie Rochelle Malone, Ionis Marrisa J Knowles, Robyn J Sims, Heidi V. J. Long, Francis Wright Tucker, Patricia Anita Tucker Pugh, Pamela R. Coaxum , Cathy Tucker Hyman,Vivian Robinson Johnson, PhD, and Guyland Bushawn Williams.

WITNESS my hand and official seal at office this 7th day of December, 2021.

Notary Public

My Commission Expires: 3/4/23

Michael D'Sullivan

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 2, 2023

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8 day of December, 2021, before me personally appeared **Paul W Alexander**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument as Attorney-in-Fact in behalf of John Jerry Williams, Richard Cavitt, Phyllis Rouse, Nichole Young Bell, Michael Anthony Young, II, Robert L Jefferson, III. Gisele J Mestre, Darice L Robinson, David L Robinson, Sr., Vernon Robinson, and acknowledged that he executed the same as the free act and deed of the said John Jerry Williams, Richard Cavitt, Phyllis Rouse, Nichole Young Bell, Michael Anthony Young, II, Robert L Jefferson, III. Gisele J Mestre, Darice L Robinson, David L Robinson, Sr., Vernon Robinson.

WITNESS my hand and official seal at office this 8th day of December, 2021.

Notary Public

My Commission Expires: 3.3.2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ionis Martin ~~& Paul W Alexander~~**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of December, 2021.

Notary Public

My Commission Expires: 3/2/23

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 2, 2023

Witness my hand this 7th day of December, 2021.

Vivian Robinson Johnson, PHD By Paul Alexander
Vivian Robinson Johnson, PhD, by Paul W Alexander, Attorney in Fact
Attorney in fact

Vernon Robinson by Paul W. Alexander
Vernon Robinson, by Paul W. Alexander, Attorney In Fact
Attorney in fact

David L Robinson Sr. By Paul W. Alexander
David L Robinson, Sr., By Paul W. Alexander, Attorney In Fact
Attorney in fact

Darice L Robinson By Paul W. Alexander
Darice L. Robinson, by Paul W. Alexander, Attorney In Fact
Attorney in fact

Cathy Tucker Hyman By Paul W. Alexander
Cathy Tucker Hyman, by Paul W Alexander, Attorney In Fact
Attorney in fact

Pamela R. Coaxum by, Paul W Alexander, Attorney In Fact

Patricia Anita Tucker Pugh, by Paul W Alexander, Attorney In Fact

Francis Wright Tucker, by Paul W Alexander, Attorney In Fact

Heidi V.J. Long, by Paul W. Alexander, Attorney In Fact

Robyn J Sims, by Paul W Alexander, Attorney In Fact

Gisele J Mestre, by Paul W Alexander, Attorney In Fact

Ionis Marissa J Knowles, by Paul W Alexander, Attorney In Fact

Robert L Jefferson, III, by Paul W Alexander, Attorney in Fact

Michael Anthony Young, II, by Paul W. Alexander, Attorney In Fact

Nichole Young Bell, by Paul W. Alexander, Attorney in Fact

Josie Rochelle Malone, by Paul W Alexander, Attorney In Fact

William Roper Paul W. Alexander
William Roper, by Paul W Alexander, Attorney In Fact
attorney in fact

Johnny Roper by Paul W. Alexander
Johnny Roper, Paul W Alexander, Attorney In Fact
attorney in fact

John Michael Alexander by Paul W. Alexander
John Michael Alexander, by Paul W Alexander, Attorney In Fact
attorney in fact

Paul W Alexander
Paul W Alexander

Phyllis Rouse By Paul W. Alexander
Phyllis Rouse, by Paul Alexander, Attorney In Fact
attorney in fact

Kimberly S Cavitt by Paul W. Alexander
Kimberly S Cavitt, by Paul W Alexander, Attorney In Fact
attorney in fact

Richard Cavitt, by Paul W Alexander, Attorney In Fact

Scott Vaughn, by Paul W Alexander, Attorney In Fact

Jeffrey Vaughn, by Paul W Alexander, Attorney In Fact

John Jerry Williams, by Paul Alexander, Attorney in Fact

Guyland Bushawn Williams, by Paul W Alexander, Attorney in Fact

Luetta Robinson, by Paul W Alexander, Attorney In Fact

STATE OF Tennessee
COUNTY OF Weakley

On this 07 day of December, 2021, before me personally appeared **Paul W Alexander**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument as Attorney-in-Fact in behalf of Luetta Robinson, Jeffrey Vaughn, Scott Vaughn, Kimberly S. Cavitt, John Michael Alexander, Johnny Roper, William Roper, Josie Rochelle Malone, Ionis Marrisa J Knowles, Robyn J Sims, Heidi V. J. Long, Francis Wright Tucker, Patricia Anita Tucker Pugh, Pamela R. Coaxum , Cathy Tucker Hyman, Vivian Robinson Johnson, PhD, and Guyland Bushawn Williams. and acknowledged that he executed the same as the free act and deed of the said Luetta Robinson, Jeffrey Vaughn, Scott Vaughn, Kimberly S. Cavitt, John Michael Alexander, Johnny Roper, William Roper, Josie Rochelle Malone, Ionis Marrisa J Knowles, Robyn J Sims, Heidi V. J. Long, Francis Wright Tucker, Patricia Anita Tucker Pugh, Pamela R. Coaxum , Cathy Tucker Hyman,Vivian Robinson Johnson, PhD, and Guyland Bushawn Williams.

WITNESS my hand and official seal at office this 7th day of December, 2021.

Marsha Davis
Notary Public

My Commission Expires: 11-30-2024



STATE OF Tennessee
COUNTY OF Weakley

On this 7 day of December, 2021, before me personally appeared **Paul W Alexander**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument as Attorney-in-Fact in behalf of John Jerry Williams, Richard Cavitt, Phyllis Rouse, Nichole Young Bell, Michael Anthony Young, II, Robert L Jefferson, III. Gisele J Mestre, Darice L Robinson, David L Robinson, Sr., Vernon Robinson, and acknowledged that he executed the same as the free act and deed of the said John Jerry Williams, Richard Cavitt, Phyllis Rouse, Nichole Young Bell, Michael Anthony Young, II, Robert L Jefferson, III. Gisele J Mestre, Darice L Robinson, David L Robinson, Sr., Vernon Robinson.

WITNESS my hand and official seal at office this 7th day of December, 2021.

Notary Public

My Commission Expires: 11-30-2024

MARSHA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
HENRY COUNTY
My Commission Expires 11-30-2024

STATE OF Tennessee
COUNTY OF Henry

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Paul W Alexander**, 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 7th day of December, 2021.

Notary Public

My Commission Expires: 11-30-2024

MARSHA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
HENRY COUNTY
My Commission Expires 11-30-2024

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 12/8/21.

Affiant Signature

12/10/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 10 day of December, 20 21

Notary's Signature

(Notary Seal)

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

My Commission Expires: 1-6-25