Karen Johnson Davidson County
Batch# 775878 DEEDWARR
12/17/2021 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20211217-0167139

WARRANTY DEED

CASSANDRA TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
MY COMM. EXP. 05-13-22

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(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) 828 Royal Pkwy #204	(NAME) 828 Royal Pkwy #204	042-09-0-076.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) 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, **Wilma Shockley, single** . HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC**, a Texas Limited Liability Comapny, 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:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TENNESSEE, COUNTY OF DAVIDSON, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 69 ON THE PLAN OF KEMPER HEIGHTS, SECTION 2, OF RECORD IN BOOK 2331, PAGE 104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF KEMPER DRIVE SOUTH, A COMMON CORNER OF LOT NOS. 69 AND 70; THENCE ALONG THE LINE BETWEEN SAID LOTS IN AN EASTERLY DIRECTION 138 FEET TO A POINT, THE COMMON CORNER OF LOTS 68, 69 AND 70: THENCE ALONG THE LINE BETWEEN LOTS 68 AND 69 IN A SOUTHERLY DIRECTION 172.3 FEET TO A POINT IN THE NORTHERLY MARGIN OF TUCKAHOE DRIVE; THENCE IN A WESTERLY DIRECTION ALONG SAID MARGIN 148.1 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION AROUND A CURVE 40.59 FEET TO A POINT IN THE EASTERLY MARGIN OF KEMPER DRIVE SOUTH; THENCE ALONG SAID MARGIN 185.4 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Morris C. Shockley and Wilma Shockley, husband and wife by Quitclaim deed from Morris C. Shockley, a now married man who acquired title prior to marriage of record in Instrument No. 20090618-0056861 Register's Office for Davidson County, Tennessee, dated May 18, 2009 and recorded on June 18, 2009. Morris C Shockley Died on December 29, 2020 leaving Wilma Shockley as the remaining tenant by the entirety.

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 914 Tuckahoe Dr. Madison, TN 37115
(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 5th day of November 2021.

Wilma Shockley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 5th day of November, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 9-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, R. Alan Alcobrook, 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 8, 2021 (date of document).

Affiant Signature

12/14/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 14 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

TAYLOR HUTSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-05-25