Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0715

Karen Johnson Davidson County
Batch# 777356 DEEDWARR
12/21/2021 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20211221-0168512

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of December, 2021

Notary Public

Commission Expires: 3/13/22

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Music City Financial, LLC 7703 North Lamar Boulevard #205 Austin, TX 78752	Music City Financial, LLC 828 Royal Parkway, Suite 204 Nashville, TN 37214	083-10-0-318.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Patricia L. Sullivan, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Music City Financial, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the Easterly 42 feet of Lot No. 41 and the Westerly 70 feet of Lot No. 42 on the Plan of Richardson Place Subdivision, of record in Plat Book 547, Page 135, in the Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 41 and 42 adjoin and front together 112 feet on the Northerly side of Oak Hill Drive and run back between parallel lines 220 feet, more or less, to a dead line in the rear, measuring 112 feet thereon.

BEING the same property conveyed to Malcom Sullivan, Jr. and Patricia L. Sullivan, husband and wife, by Quitclaim Deed from Patricia L. Sullivan, dated 8/15/2014 and recorded 8/21/2014 in Instrument Number 20140821-0076429; and the same property previously conveyed to Patricia L. Sullivan by Quitclaim Deed from Cora Lee Little, a widow, dated 10/15/1993 and recorded 10/15/1993 in Book 9117, Page 101; and previously conveyed to Dixie Little and wife, Cora Lee Little by Warranty Deed from Randall Earl Griffith and wife, Mary Lee Griffith, dated 10/9/1963 and recorded 10/9/1963 in Book 3641, Page 579, Register's Office for Davidson County, Tennessee. The said Dixie Little is reported to have died, leaving the property vested solely in Cora Lee Little.

Malcolm Patterson Sullivan, Jr. having since died March 13, 2018 leaving Patricia L. Sullivan as the surviving tenant.

Power of Attorney of record in Instrument No 20211216-0166024, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1903 Oakhill Drive, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of December, 2021.

Patricia L Sullivan By Robert Blackwell Attorney in fact

Patricia L. Sullivan by Robert Blackwell, Attorney-In-Fact

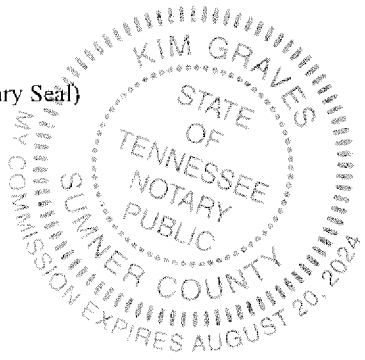
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert Blackwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Patricia L. Sullivan and that he is authorized by Patricia L. Sullivan to execute this instrument on his/her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 3rd day of December, 2021.

Kim Graves
Notary Public
My Commission Expires: 8-20-24

(Notary Seal)



Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 December 3, 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