Karen Johnson Davidson County
Batch# 779548 DEEDWARR
12/23/2021 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,137.75
20211223-0170022

Name and Address of New Owner:
MUSIC CITY FINANCIAL, LLC
828 Royal Parkway Ste 204
Nashville, TN 37214

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 052-08-0-160.00

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, **David P. North and wife Cherri B. North**, "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. 17 on the Plan of Meadow Bend Subdivision, Section 3, of record in Plat Book 6250, Page 532, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steve North and wife, Jo Ann North by Warranty Deed from RBH Development, Inc., a Tennessee Corporation, of record in Book 7970, page 22, Register's Office for Davidson County, Tennessee, dated October 26, 1989 and recorded on October 27, 1989. (Value or consideration shown in aforementioned deed $63,500.00.)

Being the same property conveyed to David P. North and Wife, Cherri B. North by Quitclaim Deed from Steve North and Wife, Jo Ann North, of record in Book 9652, page 106, Register's Office for Davidson County, Tennessee, dated April 1, 1995 and recorded on April 24, 1995. (Value or consideration shown in aforementioned deed $0.00.)

Being also known as 1532 Meadow Bend Drive, Madison, Tennessee 37115.

This is NOT the principal residence of the Grantor named herein

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 2nd day of December, 2021.

_____(SEAL)
Cherri B. North

_____(SEAL)
David P. North

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cherri B. North and David P. North, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 2nd day of December, 2021.

_____
Notary Public
My commission expires: 5-5-2025

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 $307,500.00, 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
2nd day of December, 2021.

_____
Notary Public
My commission expires:_____

TAYLOR HUTSON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 10-06-25

File No. GNT-21-1919

Tennessee Certification of Electronic Document

I, John Zelinka, 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 2, 2021 (date of document).

Affiant Signature

12/21/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 21st day of December, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY