WARRANTY DEED

Karen Johnson Davidson County
Batch# 783496 DEEDWARR
01/04/2022 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220104-0000875

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 03/04/24

(AFFIX SEAL)

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-4-2024

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MUSIC CITY FINANCIAL, LLC A TEXAS LIMITED LIABILITY COMPANY	MUSIC CITY FINANCIAL, LLC A TEXAS LIMITED LIABILITY COMPANY	147-10-0-097.00
(NAME)	(NAME)	
5001 PLAZA ON THE LAKE, #200	5001 PLAZA ON THE LAKE, #200	
(ADDRESS)	(ADDRESS)	
AUSTIN, TX 78746	AUSTIN, TX 78746	
(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, we, **Aaron W. Smith and wife, Courtney Corlew,** HEREINAFTER CALLED THE GRANTORS, 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 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 Lot No. 27 on the Plan of Whispering Hills, Section I, of record in Plat Book 2331, page 82, 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. 27 fronts 81 feet on the Southwesterly side of Durrett Drive and runs back between lines measuring 221.5 feet on the Northwesterly line and 199 feet on the southeasterly line to a dead line in the rear measuring 81.9 feet thereon.

Being the same property conveyed to Gary William Kinder and Stacie Clemmons Kinder, husband and wife, by Warranty Deed from Urban Gate Properties, LLC, a Tennessee Limited Liability Company, dated July 31, 2019, of record in Instrument No. 20190802-0076345, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Aaron W. Smith, a single man, by Warranty deed from Gary William Kinder and Stacie Clemmons Kinder, husband and wife, dated November 22, 2019, of record in Instrument No. 20191127-0122766, Register's Office for Davidson County, Tennessee. Courtney Corlew, spouse of Aaron W. Smith, joins in this conveyance to convey any and all marital interest she may have in said property.

unimproved ☐

This is improved ☑ property, known as 605 Durrett Drive, Nashville, TN 37211
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2331, page 82; restrictions of record in Book 2481, page 499; all of record in the Register's Office for Davidson County, Tennessee.

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 our hands this 13th day of December, 2021.

Aaron W. Smith

Courtney Corlew

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Aaron W. Smith, and Courtney Corlew with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 13th day of December, 2021.

Notary Public
My Commission Expires: 11.20.2024



File No.: 35486

Certificate of Authenticity

I, Katelynn King, 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 13, 2021.

Date

Katelynn King
Affiant Signature

December 28, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of December, 2021.

Robert Graves
Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

