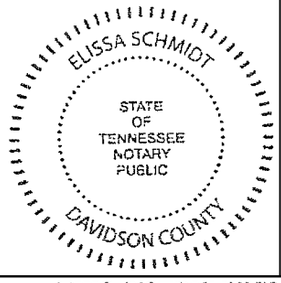
Karen Johnson Davidson County
Batch# 785670 DEEDWARR
01/10/2022 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220110-0002414

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $340,000.00 Josephine Sanchez Affiant Subscribed and sworn to before me, this the 29th day of December, 2021. Elissa Schmidt Notary Public My commission expires: 9/8/2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Music City Financial, LLC	New Owner	061-04-0-050.00
7703 N Lamar Blve, Suite 205	7703 N Lamar Blvd #205	
Austin, TX 78752-1027	Austin, TX 78752-1027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ST. ANN'S EPISCOPAL CHURCH OF NASHVILLE, TENNESSEE**, 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(S), HIS/HER/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. 20 on the Plan of Marina C. McGaughey's Second Subdivision of a part of Tract No. 4 in A.J. McGaughey's Second Maysboro Subdivision, not of record, described according to a survey made by S.R. Sanford, Jr., Civil Engineer, June 30, 1938, as follows:

Beginning on the westerly margin of Log Cabin Road, as widened, formerly Fergusson Avenue, at a point 515.7 feet north of the northerly margin of Maysboro Road, said point being the corner of Lots Nos. 19 and 20; thence with the line between said two lots westwardly 207..3 feet to the easterly line of Lot No. 10; thence with the easterly line of Lots Nos. 10 and 9, northwardly 100.05 feet to the southwest corner of Lot No. 21; thence with the line between Lots Nos. 20 and 21 eastwardly 201.4 feet to the westerly margin of said Road; thence with said Road south-wardly 100 feet to the beginning.

Being the same property conveyed to St. Ann's Episcopal and its Trustee's, by virtue of that certain Will Deed dated November 10, 1974, and being of record at Instrument No. 20210421-0053307 in the Register's Office of Davidson County, Tennessee.

Being also known as 4911 Log Cabin Road Nashville, Tennessee 37216.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4911 Log Cabin Road, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of December, 2021.

St. Ann's Episcopal Church of Nashville, Tennessee

By: Raymond Jacob
Raymond Jacob
Senior Warden/Authorized Agent

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 Raymond Jacob, Senior Warden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Senior Warden of St. Ann's Episcopal Church of Nashville, Tennessee, a Tennessee Non-Profit, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of December, 2021.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

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 12/29/21.

Affiant Signature

12/29/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of December, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 3.8.22