Karen Johnson Davidson County
Batch# 787898 DEEDWARR
01/12/2022 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220112-0003851

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $390,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th day of December, 2021.

NOTARY PUBLIC

My commission expires:

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

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Music City Financial, LLC (NAME)	SAME AS NEW OWNER (NAME)	161-06-0-019.00
7703 North Lamar Blvd. STE 205 (ADDRESS)	(ADDRESS)	
Austin, TX 78752		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Sandy Lynn Brooks, Conservator for the Estate of Evelyn W. Johnson (1/2 interest), Tammy Jo Brooks (1/4 interest) and Sandy Lynn Brooks (1/4 interest),** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Music City Financial, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 65 on the Plan of McMurray Woods, Section III, (Resubdivision of Lots 62 through 69), as of record in Book 3500, page 92.

Said Lot No. 65 fronts 100 feet on the Easterly side of Ashley Drive and runs back 150 feet on the Northerly line and 249.47 feet on the Southerly line to a dead line in the rear measuring 133.93 feet thereon.

Being the same property conveyed to Evelyn W. Johnson (1/2 interest), Tammy Jo Brooks (1/4 interest) and Sandy Lynn Brooks (1/4 interest) by Quitclaim deed from Evelyn Brooks (1/2 interest), Tammy Jo Brooks (1/4 interest) and Sandy Lynn Brooks (1/4 interest) of record in Instrument No. 20040315-0029453 Register's Office for Davidson County, Tennessee, dated March 02, 2004 and recorded on March 15, 2004. Sandy Lynn Brooks having been appointed Conservator for Evelyn Williams Johnson. See Order Approving Sale of Real Property in Case No. 2019-PR-274, in the Probate Court for Wilson County, Tennessee, at Lebanon.

Evelyn W. Johnson and Evelyn Williams Johnson being one in the same.
Sandy Lyn Brooks and Sandy Lynn Brooks being one in the same.

This property is __unimproved _X_improved property known as: 5100 Ashley Drive, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 9th day of December, 2021.

Estate of Evelyn W. Johnson

BY: Sandy Lynn Brooks Conservator

Sandy Lynn Brooks, Conservator

Tammy Jo Brooks Taylor

Tammy Jo Brooks Taylor

Sandy Lynn Brooks

Sandy Lynn Brooks

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tammy Jo Brooks, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of December, 2021.

Notary Public
My Commission Expires:

GREGG W. CLARKE MY COMMISSION EXPIRES STATE OF TENNESSEE NOTARY PUBLIC DECEMBER 12, 2022 WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandy Lynn Brooks, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of December, 2021.

Notary Public
My Commission Expires:

GREGG W. CLARKE MY COMMISSION EXPIRES STATE OF TENNESSEE NOTARY PUBLIC DECEMBER 12, 2022 WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Sandy Lynn Brooks, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Conservator of the Estate of Evelyn Williams Johnson, the within named bargainor, and that as such Conservator, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of December, 2021.

Notary Public
My Commission Expires:

GREGG W. CLARKE MY COMMISSION EXPIRES STATE OF TENNESSEE NOTARY PUBLIC DECEMBER 12, 2022 WILSON COUNTY

202201120003851

Tennessee Certification of Electronic Document

I, R. Alan Alsobrook, 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 9, 2021 (date of document).

Affiant Signature

1/4/22
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 4th day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY