Prepared by and return to:
Summit Title & Escrow, LLC
7110 Crosswoods Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-21-3193

Karen Johnson Davidson County
Batch# 789777 DEEDWARR
01/13/2022 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220113-0004999

WARRANTY DEED

Effective as of **30th day of December, 2021**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **John Bartolotta,** a single man, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Music City Financial LLC** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, described as follows:

BEING Lot No. 27 on the Plan of Mrs. McGaughey's Subdivision of part of Tract No. 3 of A. J. McGaughey's Second Haysboro Subdivision, not of record, described according to a survey made by Harvey Gee Surveyor, March 31, 1950, as follows:

BEGINNING on the Easterly margin of Tanglewood Drive at a point 100 feet South of the Southwest corner of the property conveyed to George Howard Moore and wife, by Deed from Mrs. Marina C. McGaughey, of record in Book 1371, Page 15, said Register's Office, being the corner of Lots Nos. 26 and 27; thence with the line between said two lots, Eastwardly 226.2 feet; thence Southwardly 45 feet to the Northeast corner of the property conveyed to Ernest D. Temple by deeds from Marina C. McGaughey, of record in Book 1403, Page 306 and 574, said Register's Office; thence with Temple's Northerly line, Westwardly 265 feet to the Easterly margin of Tanglewood Drive; thence with said Drive Northwardly 123 feet to the beginning.

This real property being all, or part of the property conveyed by deed of record in **Instrument No. 20020702-0079656** in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2021 Davidson County**, and **2021 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 30th day of December 2021

GRANTOR:

John Bartolotta

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30th day of December, 2021, before me personally appeared **John Bartolotta**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of December, 2021.

Notary Signature

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 01/08/2024

New Owner Name and Address to/ Mail tax bills to: Music City Financial LLC 828 Royal Parkway Suite 204 Nashville, TN 37214 **Property Address:** 4702 Tanglewood Drive Nashville, TN 37216 **Parcel I.D. Numbers:** 061 08 0 038.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$410,000.00** **AFFIANT** Subscribed and sworn to before me this 30th day of December , 2021 **NOTARY PUBLIC** Commission expires: 01/08/2021

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 30, 2021.

Date

Katelynn King

Affiant Signature

Jan. 6, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of January, 2022.

Robert Graves

Notary's Signature

My Commission Expires: 03/06/24

Date

Notary's Seal (if on paper)

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024