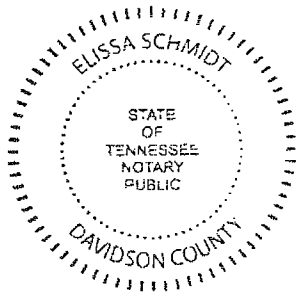
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/13/2025

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 792185 DEEDWARR
01/18/2022 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20220118-0006703

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

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	097-08-0-099.00
(NAME)	(NAME)	
828 Royal Parkway, Ste 204	828 Royal Parkway, Ste 204	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **William G. Owen, an unmarried man,** hereinafter called the GRANTOR(S), has/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 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. 1, on the FINAL PLAT, LAKE PARK, SECTION TWELVE, of record in Plat Book 8250, Page 804, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William G. Owen by Warranty Deed dated 01/27/2014 from Leroy J. Humphries of record in Instrument 201401300008310, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 8250, Page 804, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 10598, Page 511, said Register's Office. Deed of Conveyance to Metro for sanitary sewer of record in Book 11030, Page 898, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4112 Helena Bay Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 10th day of January, 2021.

William G. Owen

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William G. Owen,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of January, 2022.

Notary Public

My Commission Expires: 6.9.2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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 1/10/22.

Affiant Signature

1/10/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of January, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22