Karen Johnson Davidson County
Batch# 798754 DEEDWARR
02/02/2022 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20220202-0012065

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Financial, LLC	Music City Financial, LLC	Parcel ID: 080 07 0 056.00
(NAME) **7703 North Lamar Blvd, #205**	(NAME) **7703 North Lamar Blvd, #205**	
(ADDRESS) **Austin, TX 78752**	(ADDRESS) **Austin, TX 78752**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kim M. Bingham, Personal Representative of the Estate of Lethia Jordan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Music City Financial, LLC, a 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. 471 on the Plan of Section VI, Bordeaux Hills, as of record in Book 3842, Page 10, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Panorama Drive, at the corner of Lots 471 and 472; thence westerly with the said Drive, around a slight curve, 106.69 feet; thence around a curve, in a southerly direction 41.55 feet to a point in the easterly margin of a 50-foot unnamed street; thence with the margin of said Street, southerly 95.71 feet to a point; thence easterly 88.59 feet to the corner of Lots 471 and 472; thence with the line between said lots, northeastwardly 88.85 feet to the point of beginning.

Being the same property conveyed to Lethia Jordan by Warranty Deed from Charles L. Lawhorn and wife, Lou Anna Lawhorn, of record in Book 4535, Page 323, Register's Office of Davidson County, Tennessee, dated September 2, 1971 and recorded on September 8, 1971.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 3331 Panorama Drive, Nashville, TN 37218

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 29th day of October, 2021

Kim M. Bingham, Personal Representative of the Estate of Lethia Jordan

BY: Kim M Bingham

Kim M. Bingham

STATE OF ~~TENNESSEE~~

COUNTY OF Rutherford

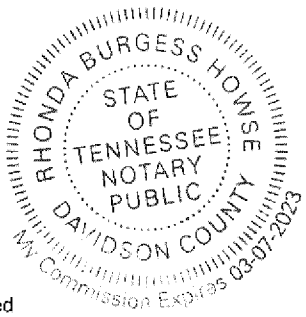
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kim M. Bingham, Personal Representative of the Estate of Lethia Jordan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of October, 2021.

Notary Public

My Commission Expires: 3-7-23

(SEAL)



Tennessee Certification of Electronic Document

I, John Zelinka, 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 October 29, 2021 (date of document).

Affiant Signature

1/21/22
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 21st day of January, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

