This Instrument Prepared by & Return to:
Title Geeks, LLC
30 Crossland Ave, Suite 201 B
Clarksville, TN 37040
File No.: 2021-331

Karen Johnson Davidson County
Batch# 805163 DEEDWARR
02/14/2022 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220214-0017060

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
MUSIC CITY FINANCIAL, LLC 7703 North Lamar Blvd #205 Austin, TX 78752	New Owner	053 13 0 146.00

LEONARD E. SUMMERS and MARY SUMMERS, Married

of Davidson County, Tennessee, hereinafter referred to as **Grantor,** and

MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company

of Montgomery County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated inEnter Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 69, Kimbolton, Phase II, a Planned Unit Development, of record in Plat Book 6900, Page 792-794, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LEONARD E. SUMMERS, Married by Warranty Deed October 30, 1998, and being of record at Book 11181, Page 928 in the Register's Office of Davidson County, Tennessee. *Mary Summers joins in this conveyance to transfer any marital rights she may have in said property.*

This is (X) improved ( ) unimproved property known as: 709 Jessica Taylor Dr, Nashville, TN 37215.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Granter will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular orplural, as the case may demand.

IN WI1NESS WHEREOF, the said Granter hereunder sets his/her hand and seal the day and yearfirst above written.

L. E. Summers

LEONARD E. SUMMERS

Mary Summers

MARY SUMMERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State LEONARD E. SUMMERS and MARY SUMMERS, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee on this the 31 day of January, 2022.

LaShae Whitley

NOTARY PUBLIC
My commission expires: 9-18-2024

LASHAE WHITLEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

L. E. Summers

Affiant

Subscribed and sworn to before me, this the 31 day of January, 2022.

LaShae Whitley

NOTARY PUBLIC
My commission expires: 9-18-2024

LASHAE WHITLEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 1/31/22.

Holly A Mason
Affiant Signature

1/31/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of January, 2022

Jacqueline G Brown
Notary's Signature

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (Notary Seal)

My Commission Expires: 9-8-22