Karen Johnson Davidson County
Batch# 806800 DEEDWARR
02/16/2022 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220216-0018028

WARRANTY DEED

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Josephine Sanchez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF FEBRUARY, 2022.

Elissa Schmidt
Notary Public

MY COMMISSION EXPIRES: 9/8/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MUSIC CITY FINANCIAL, LLC	New Owner	
(NAME) 7703 N. Lamar Blvd #205	(NAME) 7703 N Lamar Blvd #205	071-11-0-022.00
(ADDRESS) Austin, TX 78752	(ADDRESS) Austin, TX 78752	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JFM 203 Gatewood Avenue LLC, a Tennessee Limited Liability Company and PWM 203 Gatewood Avenue LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS 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, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning on the Northerly margin of Gatewood Avenue 56 feet easterly from the East margin of Luton Street; thence with the northerly margin of Gatewood Avenue, easterly 60 feet to a point; thence northerly and paralleled to Luton Street 208 feet, more or less, to the south line of Lot No. 14 of the John Woodard Lands; thence with said line westerly 60 feet to a point 56 feet easterly from the margin of Luton Street; thence 208 feet, more or less, to the beginning.

Being the same property conveyed to JFM 203 Gatewood Avenue LLC, a 50% undivided interest and PWM 203 Gatewood Avenue LLC, a 50% undivided interest, as tenants in common by Warranty deed from Centennial Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20161101-0115434 Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on November 01, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 203 Gatewood Ave Nashville, TN 37207
(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 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 my hand this 4th day of February, 2022.

JFM 203 GATEWOOD AVENUE LLC

By: James F. Munro, sole member

PWM 203 GATEWOOD AVENUE LLC

By: Patricia W. Munro, sole member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared James F. Munro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of JFM 203 Gatewood Avenue LLC, the within named bargainor, a Limited Liability Company, and that such sole member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of JFM 203 Gatewood Avenue LLC.

WITNESS my hand and official seal at office this 4th day of February, 2022.

Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Patricia W. Munro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the sole member of PWM 203 Gatewood Avenue LLC, the within named bargainor, a Limited Liability Company, and that such sole member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of PWM 203 Gatewood Avenue LLC.

WITNESS my hand and official seal at office this 4th day of February, 2022.

Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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 2/4/22.

Affiant Signature

2/4/22
Date

State of Tennessee
County of Davidson

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

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22