Karen Johnson Davidson County
Batch# 809733 DEEDWARR
02/23/2022 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220223-0020304

# WARRANTY DEED

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$385,000.00**

Affiant

Subscribed and sworn to before me, this the 9th day of February, 2022.

Notary Public

My commission expires: 11-3-25

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE SHERYL A. CALLISON

**THIS INSTRUMENT WAS PREPARED BY**
Uptown Title & Escrow, LLC
144 Uptown Square, Murfreesboro, TN 37129

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Music City Financial, LLC** | **Same** | **161-10-0A-050.00 CO** |
| **7703 North Lamar Blvd. #205** | 828 Royal Pkwy #204 | |
| **Austin, TX 78752** | Nashville, TN 37214 | |

FOR AND IN 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 ACKNOWLEDGE, I,

**Danielle L. Mackie, an unmarried woman,**

HEREINAFTER CALLED THE GRANTOR, 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, ITS SUCCESSORS 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 Number 69 on the plan of Phase One, Villages of Brentwood, of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**BEING the same property conveyed to Danielle L. Mackie, an unmarried woman, by deed of record in Instrument No. 20050504-0050064, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to all existing easements and all other matters shown on plat of record in Plat Book 5200, Page 613; to the Declaration of Covenants, Conditions and Restrictions of record in Book 6143, Page 11, as amended in Book 6398, Page 495, Book 6852, Page 497 and Book 8507, Page 831; to the Conveyance of Common Areas in Book 9718, Page 624; to the Charter in Book 6158, Page 352; to the Agreement for Dedication of Easement for Overhead or Underground Utility Lines of record in Book 6334, Page 980; to the Gas Line Easement in Instrument No. 20130419-0039360 and Instrument No. 20160923-0100757; to the TVA easements of record in Book 2335, Page 221 and Book 2338, Page 222; to the Easement Agreement of record in Book 5753, Page 913, and, to the Sanitary Sewer Easement of record in Book 6730, Page 508, in the Register's Office of Davidson County, Tennessee.**

This is improved (X) Unimproved (____) property, known as **5300 Village Way, Nashville, TN 37211**

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, its successors and assigns forever. The GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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/our hand(s) this 9th day of February, 2022.

Danielle L. Mackie

**Danielle L. Mackie**

**STATE OF TENNESSEE )**
**COUNTY OF RUTHERFORD )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Danielle L. Mackie**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this **9th** day of **February, 2022.**

Lori L. Shelton

**Notary Public**

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

**My Commission Expires:** 8/19/23

## Certificate of Authenticity

I, [signature], 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 2/9/22.

[signature]
Affiant Signature

2/9/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 9th day of February, 2022

[signature]
Notary's Signature (Notary Seal)

SHERYL A. CALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-25