Karen Johnson Davidson County
Batch# 827550 DEEDWARR
03/24/2022 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220324-0033906

Prepared By & Return To:
Tennessee Title Services LLC-Mt. Juli
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-1063

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of March, 2022

Notary Public

Commission Expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05 28/2025
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Music City Financial LLC 7703 N Lamar Blvd., #205 Austin, TX 78752	Music City Financial, LLC 828 Royal Pkwy, Ste 204 Nashville, TN 37214	137-13-0A-068.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Justin Helton and wife, Stephanie Helton

HEREINAFTER REFERRED TO AS THE GRANTORS, 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 68 on the Plan of Section Two, Peninsula Point, a Planned Unit Development, of record in Plat Book 8250, Page 733, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Justin Helton and wife, Stephanie Helton, by Warranty Deed from Clay P. Jackson and Amber M. Cozart Jackson, husband and wife, of record in Instrument No. 20120924-0086514, in the Register's Office of Davidson County, Tennessee, dated September 20, 2012 and recorded on September 24, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3925 Waterford Way, Antioch, TN 37013

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 so 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.

Dated this the 11th day of March, 2022.

Justin Helton

Stephanie Helton

STATE OF TENNESSEE
COUNTY OF WILSON

On this 11th day of March, 2022, before me personally appeared Justin Helton and Stephanie Helton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March, 2022.

Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/28/2025
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Stevie Friesth 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 March 11, 2022 (date of document).

Affiant Signature

March 11, 2022

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 11th day of March, 2022.

Stephanie Tremmel

Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

