Karen Johnson Davidson County
Batch# 835807 DEEDWARR
04/06/2022 03:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20220406-0040125

Name and Address of New Owner:
Music City Financial, LLC
1012 Cahal Avenue
Nashville, TN 37206

Send Tax Bills To:
NEW OWNER
328 ROYAL PKWY #204
NASHVILLE, TN 37214

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072 13 0 062.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tim Wyckoff and wife, Mallory Wyckoff**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 72 and 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tim Wyckoff and wife, Mallory Wyckoff, by Warranty Deed from 910 Main St., LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20100203-0008576, in the Register's Office of Davidson County, Tennessee, dated January 29, 2010 and recorded on February 03, 2010.

This improved property known as 1012 Cahal Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29 day of March, 2022.

_____(SEAL)
Tim Wyckoff

_____(SEAL)
Mallory Wyckoff

STATE OF Florida
COUNTY OF Pinellas

On this 29th day of March, 2022, before me personally appeared Tim Wyckoff and Mallory Wyckoff, 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 29th day of March, 2022.

_____
Notary Signature
My commission expires: 6-18-24

KYM SINGLETERRY
Notary Public - State of Florida
Commission # HH 012259
My Comm. Expires Jun 18, 2024
Bonded through National Notary Assn.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $460,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of March, 2022.

Notary Public
My commission expires: 6-18-24
File No. 2022-4249-SK

KYM SINGLETERRY
Notary Public - State of Florida
Commission # HH 012259
My Comm. Expires Jun 18, 2024
Bonded through National Notary Assn.

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 3/30/22.

Affiant Signature

3/30/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of March, 2022.

Notary's Signature

(Notary Seal)

My Commission Expires: 11/3/25

202204060040125