Karen Johnson Davidson County
Batch# 838892 DEEDWARR
04/13/2022 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.94
20220413-0042669

THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2236 NEW HOPE RD. HENDERSONVILLE, TN 37075 FILE NO. 221703 ELISSA SCHMIDT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for the transfer is $275,120.00. Josephine Ramirez Affiant Subscribed and sworn before me, this 6th day of April, 2022. Elissa Schmidt Notary Public My Commission Expires: 9/8/2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MUSIC CITY FINANCIAL, LLC 828 Royal Pkwy #204 Nashville, TN 37214	New Owner	Map/Parcel: 064160E/103.00 CO

FOR AND IN CONSDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, **DARLENE F. ANDERSON, A MARRIED WOMAN**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 103, Building 28, on the Site Layout, Exhibit Plan for the Townhomes of Truxton Village, attached as Exhibit A-1 to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20061025-0132473, as amended in Instrument No. 20061106-0137656, and further amended in Instrument No. 20071105-0130490, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed from Raymond H. Ferreira and Margie L. Ferreira to Darlene F. Anderson by Quit Claim Deed dated the 29th day of October, 2019, of record in Instrument Number 20191119-0119063, Register's Office for Davidson County, Tennessee.

Terry Anderson, husband of Darlene F. Anderson, joins in this conveyance for the purpose of conveying any interest, marital or otherwise, in said property.

This is improved property known as 331 GRIFFIN PL, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2022.

Darlene F. Anderson
DARLENE F. ANDERSON

TERRY ANDERSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **DARLENE F. ANDERSON and TERRY ANDERSON,** known to me or satisfactory proved to be the person(s) whose name(s) he/she/they subscribed to the within instrument and who acknowledge that he/she/they executed the same for the purposed therein contained.

Witness my hand, at office, this 5th day of April, 2022.

Jennifer Quinn
Notary Public
My Commission Expires: 10/21/25

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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 4/5/22.

Affiant Signature

4/5/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of April, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022