This Instrument Prepared By:
Adam T. Dodd, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 108010048.00

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Music City Financial, LLC
928 Royal Pky
#204
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JEFFREY A. HIGGINS AND CHRISTOPHER BRETTON BLY, HEIRS AT LAW OF SHIRLEY HIGGINS BLY, AND SAMUEL A. MOSELEY, AND JANICE FAULK WHITEAKER, AND THERESA HIGGINS RENEGAR AND DEBORAH HIGGINS SUDBERRY, JANICE FAULK WHITEAKER, CHRISTOPHER BRETTON BLY, AND JEFFREY A. HIGGINS, HEIRS AT LAW OF CALVIN GLYN HIGGINS,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MUSIC CITY FINANCIAL, LLC** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 7, on the Plan of Malvin Heights, as shown by plat appearing of record in Book 2330, page 83, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Janice F. Whiteaker and Shirley H. Bly and Calvin Glyn Higgins and Samuel A. Moseley, by Warranty Deed from Theresa Higgins Renegar, Executrix of the Estate of Mary Louise Keith, dated October 4, 2016, appearing of record in Instrument Number 20161102-0115845, of the Register's Office of Davidson County, Tennessee. The said Calvin Glyn Higgins and Shirley Higgins Bly having since died and leaving heirs at law as per Affidavits of Heirship being recorded simultaneously herewith.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 928 Shauna Drive, Nashville, TN, 37214.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the

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Karen Johnson Davidson County
Batch# 841751 DEEDWARR
04/19/2022 12:45:18 PM 3 pgs
Fees: $18.00 Taxes: $871.35

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same; and that the same is unencumbered, except for the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 14 day of April, 2022.

Jeffrey A. Higgins by Theresa Higgins Renegar att in fact
Jeffrey A. Higgins, by Theresa Higgins Renegar, his attorney in fact

Christopher Bretton Bly by Theresa Higgins Renegar att in fact
Christopher Bretton Bly, by Theresa Higgins Renegar, his attorney in fact

Samuel A. Moseley by Theresa Higgins Renegar att in fact
Samuel A. Moseley, by Theresa Higgins Renegar, his attorney in fact

Janice Faulk Whiteaker by Theresa Higgins Renegar, att in fact
Janice Faulk Whiteaker, by Theresa Higgins Renegar, her attorney in fact

Theresa Higgins Renegar by Theresa Higgins Renegar, att in fact
Theresa Higgins Renegar

Deborah Higgins Sudberry by Theresa Higgins Renegar, att in fact
Deborah Higgins Sudberry, by Theresa Higgins Renegar, her attorney in fact

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Theresa Higgins Renegar as Attorney in Fact for Christopher Bretton Bly, Jeffrey A. Higgins, Samuel A. Moseley, Janice Faulk Whiteaker, Deborah Higgins Sudberry, and Theresa Higgins Renegar, individually,** the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 14 day of April, 2022.

NOTARY PUBLIC

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

My Commission Expires: 4-19-25

AFFIDAVIT

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I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $235,500.00 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 14 day of April, 2022.

NOTARY PUBLIC

KAYLA DODD
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

My Commission Expires: 4.19.25

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