Karen Johnson Davidson County
Batch# 849039 DEEDWARR
05/02/2022 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220502-0050641

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Jadyn Polston
Affiant

Subscribed and sworn to before me this 21st day of April, 2022.

NICHOLAS BLANCHAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES MAY 18, 2025

Notary Public
My Commission Expires May 18, 2025

2022-167

Address of New Owner:	Send Tax Bills to:	Tax Information:
Music City Financial LLC, a Texas Limited Liability Company	**Music City Financial LLC, a Texas Limited Liability Company**	
828 Royal Parkway, Ste. 204	828 Royal Parkway, Ste. 204	147-01-0-111.00
Nashville, TN 37214	Nashville, TN 37214	

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, we **Rebecca A. Collins, an unmarried woman**, hereinafter called 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, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 372 on the Plan of Section III, Caldwell Hall of record in Plat Book 2900, Page 131, 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 Rebecca A. Collins by Warranty deed from Franklin E. Ballinger and wife, Rosemary M. Ballinger of record in Instrument No. 20020529-0065061 Register's Office for Davidson County,

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **317 Lynn Drive, 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 GRANTEES, their heirs and assigns, forever; and we do 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.

Witness our hands this 21st day of April, 2022.

Rebecca A. Collins

Rebecca A. Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Rebecca A. Collins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, TN, this 21st day of April, 2022.

NOTARY PUBLIC D. Shayne Adair

My Commission Expires: 06/13/2022



Tennessee Certification of Electronic Document

I, Lauren A. Fisher, 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 April 21, 2022 (date of document).

Lauren A. Fisher
Affiant Signature

4/20/2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 26TH day of APRIL, 2022.

Kristen Gevinski
Notary's Signature

MY COMMISSION EXPIRES: 10/26/25

NOTARY'S SEAL

