Karen Johnson Davidson County
Batch# 859155 DEEDWARR
05/19/2022 01:32:30 PM 4 pgs
Fees: $23.00 Taxes: $407.00
20220519-0058193

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY	New Owner	051-15-0A-079.000
(NAME) 828 ROYAL PKWY., STE 204	(NAME) 828 ROYAL PKWY., STE 204	
(ADDRESS) NASHVILLE, TN 37214	(ADDRESS) NASHVILLE, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joan Cunningham Goode as to a one-fourth interest; Helen Cunningham Bahlman as to a one-fourth interest; Sherry Addison Corlew as to a one-fourth interest; Collins Addison as to a one-eighth interest; and Michelle Addison as to a one-eighth interest,** 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, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment, being Unit No. N-79 as shown on the Exhibit C of the Master Deed for the Quail Creek Homeowners Association, a Horizontal Property Regime with Private Elements as of record in Book 6328, Page 44, Register's Office for said Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowner's Association, all as described in Book 6328, Page 44, et seq., said Register's Office.

Being the same property conveyed to The Ricky Dale Addison Trust, Cumberland Trust and Investment Company, Trustee, by Warranty Deed from Danny L. Wilson and wife, Danette M. Wilson, dated April 13, 2015, of record in Instrument No. 20150415-0033137, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Joan Cunningham Goode as to a one-fourth interest; Helen Cunningham Bahlman as to a one-fourth interest; Sherry Addison Corlew as to a one-fourth interest; Collins Addison as to a one-eighth interest; and Michelle Addison as to a one-eighth interest, by Trustee's Quitclaim Deed from Cumberland Trust and Investment Company, Trustee of The Ricky Dale Addison Trust, dated December 16, 2021, of record in Instrument No. 20211223-0170143, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 420 Walton Lane, Apartment N79, Madison, TN 37115

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 my hand this 9th day of May, 2022.

Joan Cunningham Goode by Courtney Corlew, Attorney in Fact
Joan Cunningham Goode by Courtney Corlew as Attorney in Fact

Helen Cunningham Bahlman by Courtney Corlew as Attorney in Fact
Helen Cunningham Bahlman by Courtney Corlew as Attorney in Fact

Sherry Addison Corlew, by Courtney Corlew, as Attorney in Fact
Sherry Addison Corlew by Courtney Corlew as Attorney in Fact

Collins Addison by Courtney Corlew as Attorney in Fact
Collins Addison by Courtney Corlew as Attorney in Fact

Michelle Addison by Courtney Corlew as Attorney in Fact
Michelle Addison by Courtney Corlew as Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Courtney Corlew as Attorney in Fact for Joan Cunningham Goode, Helen Cunningham Bahlman, Sherry Addison Corlew, Collins Addison, and Michelle Addison, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 9th day of May, 2022.

Notary Public
My Commission Expires: 4.20.2024

File No.: 36276

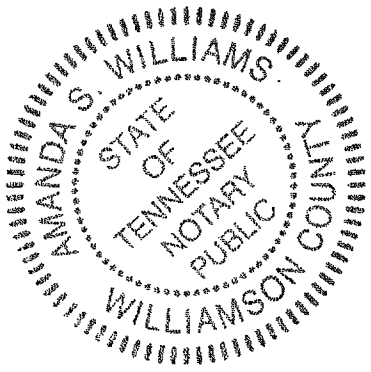
AMANDA S. WILLIAMS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Courtney Corlew as Attorney in Fact for Joan Cunningham Goode, Helen Cunningham Bahlman, Sherry Addison Corlew, Collins Addison, and Michelle Addison, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the same as the free act and deed of Joan Cunningham Goode, Helen Cunningham Bahlman, Sherry AddisonCorlew, Collins Addison, and Michelle Addison.

WITNESS my hand and official seal at Franklin, Tennessee, this 9th day of May, 2022.

Notary Public
My Commission Expires: 11.20.2024



File No.: 36276

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 5/9/22.

Affiant Signature

5/9/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of May, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022