Karen Johnson Davidson County
Batch# 860697 DEEDWARR
05/23/2022 01:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20220523-0059642

STATE OF TN
COUNTY OF Sumner Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2022.

Notary Public
My commission expires: 9/8/25

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Music City Financial, LLC 828 Royal Pkwy Ste 104 Nashville, TN 37214	Music City Financial, LLC 828 Royal Pkwy Ste 104 Nashville, TN 37214	061-14-0-102

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 ACKNOWLEDGE, WE,

Elizabeth Marlene Hoppe, unmarried; Robert Henry Grady Mingle, married; Charles Hutton Mingle, married; and William S. Mingle and Kevin Wayne Mingle, Heirs at Law of The Estate of William Eugene Mingle

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 Rutherford COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 20 on the Map of Baxter Heights, of record in Book 2083, Page 94, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the westerly margin of Burrus Street at the corner of Lots 20 and 21; thence with the line between said lots westerly 186.9 feet to the east line of Lot 19; thence with the line between Lots 19 and 20, southerly 74.43 feet to the north margin of Oak Street; thence with the margin of the same easterly 138 feet to the beginning of a curve; thence around said curve, northeasterly 28.34 feet to the west margin of Burrus Street; thence with the margin of Burrus Street; thence with the margin of the same, northerly 58.58 feet to the point of beginning.

Being the same property conveyed to William Eugene Mingle, Robert Henry Grady Mingle and Charles Hutton Mingle to each a 1/4 interest as Tenants in Common and to Elizabeth Marlene Hoppe 1/4 interest, as Tenant in Common and reserves to herself a Life Estate, by Quit Claim Deed dated June 22, 1994, of record in Book 9385, Page 758 and Quit Claim Deed 10741, Page 404, Register's Office of Davidson County, Tennessee. The said William Eugene Mingle having since passed away on November 23, 2010 leaving William S. Mingle and Kevin Wayne Mingle as surviving heirs per Affidavit of Heirships of Record in Instrument No. 20220517-0057086 and Instrument No. 20220517-0057087, said Register's Office.

Being the same property conveyed to Elizabeth Marlene Hoppe from Herbert L. Witcher and wife, Christine N. Witcher by Warranty Deed dated December 3, 1993, of record in Book 9178, Page 751, Register's Office of Davidson County, Tennessee.

The said Grantors: Robert Henry Grady Mingle; Charles Hutton Mingle; William S. Mingle; and Kevin Wayne Mingle did not use said property as their Primary Residence.

HE-2022-59

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **3823 Burrus Street, Nashville, TN 37216**.

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 in 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/our hand(s) this **11th day of April, 2022.**

Elizabeth Marlene Hoppe
Elizabeth Marlene Hoppe

By: Jimmy Foster Attorney In Fact
Jimmy Foster, her Attorney-In-Fact

William S. Mingle

Robert Henry Grady Mingle
Robert Henry Grady Mingle

Charles Hutton Mingle
Charles Hutton Mingle

Kevin Wayne Mingle

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jimmy Foster** to me known to be the person who executed the foregoing instrument in behalf of **Elizabeth Marlene Hoppe** as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said of **Elizabeth Marlene Hoppe.**

Witness my hand, at office, this **12th** day of **April, 2022.**

Notary Signature
My commission expires:

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2025

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 20TH day of **April, 2022**, before me personally appeared **William S. Mingle**, 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 20TH day of **April, 2022.**

Notary Signature
My commission expires:

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2025

STATE OF TENNESSEE
COUNTY OF SUMNER

On this **12th** day of **April, 2022**, before me personally appeared **Robert Henry Grady Mingle and Charles Hutton Mingle,** 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 **12th** day of **April, 2022.**

Notary Signature
My commission expires:

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2025

HE-2022-59

Witness my/our hand(s) this 21 day of April, 2022.

Kevin Wayne Mingle

STATE OF FLORIDA

COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☑ physical presence ☐ online notarization, this 21 day of April, 2022 by Kevin Wayne Mingle (Name of Person Acknowledging).

(Seal)

Notary Public State of Florida
Shauri Johnson
My Commission HH 143490
Expires 06/17/2025

Signature of Notary Public

Shauri Johnson

Print, Type or Stamp Name of Notary

Personally Known: ___
OR Produced Identification: ☑
Type of Identification Produced: Driver's FL

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 4/26/22.

Affiant Signature

4/26/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26rd day of April, 2022

Jacqueline G. Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25