Karen Johnson Davidson County
Batch# 864740 DEEDWARR
05/31/2022 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20220531-0062510

WARRANTY DEED

NIKKI L KIMBALL
Notary Public
Mecklenburg
County
My Comm. Exp.
09-08-2026
NORTH CAROLINA

STATE OF ~~TENNESSEE~~ NORTH CAROLINA
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $**$319,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

File No.: TN-22-05709

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wanda Williams	Wanda Williams	
(NAME) 1804 Brookvalley Pl	(NAME) 1804 Brookvalley Pl	119-11-0-082.00
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MUSIC CITY FINANCIAL, LLC, A TX LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WANDA WILLIAMS**, 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:

Being Lot No. 93, on the Plan of Mashburn Heights of record in Book 1835, Page 1, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 78 feet on the southerly side of Ennis Road and runs back between lines, 147.7 feet on the easterly line and 182.4 feet on the westerly line to a dead line, on which it measures 124.5 feet.

Being the same property conveyed to Lawrence A. Maclin, Jr. by Quitclaim deed from Lawrence A. Maclin, Sr. of record in Instrument No. 20180712-0067567 Register's Office for Davidson County, Tennessee, dated July 09, 2018 and recorded on July 12, 2018.

Arnold Maclin deceased on or about March 27, 2018. The Estate of Arnold Maclin was opened in the Probate Court for Davidson County, Tennessee, as Case No. 18P-843.

Affidavit of Heirship recorded on June 06, 2018, in Instrument No. 20180606-0054047.

Being the same property conveyed to Arnold Maclin, unmarried by Warranty deed from Daniel K. Keisling and wife, Sharon M. Keisling of record in Book 9701, page 140, Register's Office for Davidson County, Tennessee, dated June 09, 1995 and recorded on July 14, 1995.

Subsequently being conveyed to Music City Financial, LLC by deed of Lawrence A Maclin, Jr. of record on 05/19/2022 in the Davidson County Register Office.

unimproved ☐
This is improved ☒ property, known as 2818 Ennis Road, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Music City Financial, LLC, a TX limited liability company

BY: _____
Noah Viddal

STATE OF TENNESSEE

COUNTY OF Williamson

I, Danielle Chandler, a Notary Public for the of and State of , do hereby certify that Noah Viddal, as authorized agent for Music City Financial, LLC, a TX limited liability company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th of April, 2022.

_____
Notary Public

My Commission Expires:

(SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
3-24-26

Attachment

True Copy Certification

I, Alina Draghici, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Document date: 04/26/2022

A Draghici

Signature date: 05/16/2022

State of North Carolina

County of Mecklenburg

Personally appeared before me, Nikki L Kimball (name of notary), a notary public for this county and state, Alina Draghici (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Document date: 4-26-2022

Nikki L Kimball

Notary Signature

Signature date: 5/16/2022

My commission Expires: 9-8-2026

Notary Seal (if on paper)

NIKKI L KIMBALL
Notary Public
Mecklenburg
County
My Comm. Exp.
09-08-2026
NORTH CAROLINA