WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Financial, LLC	Music City Financial, LLC	Parcel ID: 133 05 0 006.00
(NAME) 528 Veritas Street	(NAME) 828 Royal Parkway Suite 204	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rebecca Collins**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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:

Land in Davidson County, Tennessee, being Lot No. 363 in Sunrise Heights Second Addition, a plan of which is recorded in Book 421, page 46, Register's Office for said County.

Said Lot No. 363 fronts 50 feet on the northerly side of Veritas Street and runs back between parallell lines, 150 feet to a 15-foot alley.

Being the same property conveyed to Robert Parish, an unmarried person from Carl E. Porter, Jr. and wife, Jessica Lynn Porter by Warranty Deed dated September 30, 2008 and recorded in October 2, 2008 in Instrument No. 20081002-0100500, Register's Office for Davidson County, Tennessee.

The said Robert Parish died intestate on December 14, 2021, leaving Rebecca Collins as his sole heir-at-law per Affidavit of Heirship recorded April 14, 2022, of record in Instrument No. 20220414-0043477, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 865588 DEEDWARR
06/01/2022 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220601-0063169

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 528 Veritas Street , 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 19TH day of MAY, 2022

Rebecca Collins

Rebecca Collins

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Rebecca 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 such person executed the within instrument for the purposes therein contained.

Witness ~~my hand~~ and official seal, this the ~~20th~~ 19TH day of May, 2022.

Notary Public

My Commission Expires: 1-5-2026

(SEAL)

ERIC B HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Katelynn King, 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 5/23/2022.

Date

Katelynn B

Affiant Signature

5/23/2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 23rd day of May, 2022.

Notary's Signature

My Commission Expires: May 18, 2025

Date

Notary's Seal (if on paper)

