Karen Johnson Davidson County
Batch# 869283 DEEDWARR
06/09/2022 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20220609-0065975

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF ~~MAY~~ June, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-7-2025

MJ-KW-22-1601

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Financial, LLC	**Music City Financial, LLC**	
(NAME)	(NAME)	
7703 North Lamar Blvd #205	**828 Royal Parkway Suite 204**	**072-14-0-276.00**
(ADDRESS)	(ADDRESS)	
Austin, TX 78752	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAREN EBEN, TRUSTEE OF THE MARIAN J. MAYBERRY IRREVOCABLE CATASTROPHIC ILLNESS TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the unrecorded Map of O. A. Pickup's Subdivision of Lot No. 1 Cahal Property which Cahal Subdivision is of record in Book 57, Page 150, Register's Office for said County, described as follows:

Beginning at the Northeast intersection of Northview Avenue and Cahal Avenue; thence Easterly along the Northerly line of Cahal Avenue 141 feet to the common Corner of Lots 4 and 5 thence with the line between said lots Northerly parallel to the Easterly margin of Northview Avenue 69 feet to the common corner of Lots Nos 3 and 4 thence with the line between said lots Westerly 141 feet to the Easterly margin of Northview Avenue thence with the margin of the same Southerly 69 feet to the point of beginning.

Being the same property conveyed to Robert Stone and wife, Sally K Stone by Warranty deed from Marvin D. Hudson and wife, Margaret Hudson of record in Book 3945, page 860, Register's Office for Davidson County, Tennessee, dated October 11, 1965 and recorded on October 12, 1965. (Value or consideration shown in aforementioned deed $.).

Robert Stone is now deceased.

Being the same property conveyed to Sallie K. Stone and Marian J. Mayberry, as joint tenants with rights of survivorship by Quitclaim deed from Sallie K. Stone, a widow of record in Instrument No. 20050516-0054877 Register's Office for Davidson County, Tennessee, dated May 07, 2005 and recorded on May 16, 2005.

Sallie K. Stone is now deceased and leaving Marion J. Mayberry as the surviving tenant.

Being the same property conveyed to The Marion J. Mayberry Irrevocable Catastrophic Illness Trust by Quitclaim deed from Marian J. Mayberry, survivor of record in Instrument No. 20220512-0054992 Register's Office for Davidson County, Tennessee, dated April 13, 2022 and recorded on May 12, 2022.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 150, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20070403-0039671, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1601 Northview Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF MAY, 2022.

The Marian J. Mayberry Irrevocable Catastrophic Illness Trust

BY: _____
Karen Eben
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN EBEN, TRUSTEE of THE MARIAN J. MAYBERRY IRREVOCABLE CATASTROPHIC ILLNESS TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of May, 2022.

_____
Notary Public
My Commission Expires: 03.16.26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 6/02/2022.

Date

Katelynn King

Affiant Signature

6/02/2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 2nd day of June, 2022.

Kristen Gevinski

Notary's Signature

My Commission Expires: 10/26/25

Date

Notary's Seal (if on paper)

