Karen Johnson Davidson County
Batch# 877897 DEEDWARR
06/24/2022 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220624-0072829

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-2820

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

State of Tennessee
County Williamson

The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Affiant

Subscribed & sworn to before me, this 17 day of Jun, 2022

Notary Public

My Commission Expires: _____

Property Address: 301 West Due West Avenue, Madison, TN 37115 **Map/Parcel Number:** 051 07 0 086.00	**Name & Address of New Owner** Music City Financial, LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214	**Send Tax Bills To:** Music City Financial, LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214

Effective as of **21st day of June, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Both Minds, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Music City Financial, LLC, a Texas Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, as shown on the map entitled Oakland Acres Subdivision, Part I, of record in Plat Book 1424, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Both Minds, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Christopher Alonzo Bell, Jr. Individually and as Executor of the Estate of Margaret Odessa Bell, of record in Instrument No. 20220513-0055396, in the Register's Office for Davidson County, Tennessee, dated April 21, 2022 and recorded on May 13, 2022.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Madison**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 17 day of June 2022

GRANTOR:

Both Minds, LLC, a Limited Liability Company

By: _____

William Harris, As Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Katelynn King **of the state and county mentioned, personally appeared William Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be** managing member **of Both Minds, LLC, the within named bargainor, a Limited Liability Company, and that such William Harris, as such** managing member**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as** managing member**.**

Witness my hand and seal, at office in Williamson County**, this** 17 **day of** June**, 2022.**

_____
Notary Signature

Printed Name: Katelynn King

My commission expires:_____

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

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 6/21/2022.

Date

Katelynn King

Affiant Signature

6/21/2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 21 day of June, 2022.

Notary's Signature

My Commission Expires: May 18, 2025

Date

Notary's Seal (if on paper)

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES MAY 18, 2025