Karen Johnson Davidson County
Batch# 886128 DEEDWARR
07/08/2022 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20220708-0078981

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-9-2024

(AFFIX SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential and Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC	SAME AS NEW OWNER (NAME)	43-13
304 Elm Street (ADDRESS)	(ADDRESS)	370.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joyce Evelyn Fortner, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Music City Financial, LLC, hereinafter called the Grantees, their heirs 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. 30 and part of Lot No. 31 of Block "I" on the Plan of Forest Park Subdivision at Madison, as of record in Book 843, Page 44, Register's Office for said County.

Said Lot and part of Lot adjoin and front together 75 feet on the southerly side of Elm Street and run back between parallel lines 150 feet to a dead line

Being part of the same property conveyed to W. C. Henry by warranty deed from William Henry Phelan and wife Ernestine Phelan of record in Book 1810, Page 116, Register's Office for said County. Said W. C. Henry, being the same person as William Calvin Henry, died in May of 1980, unmarried and intestate, survived by his only child Pearl Henry Weaver as his sole heir at law. Pearl Henry Weaver was predeceased by her husband Clay Weaver on 5/9/2002 and died, unmarried, on 5/7/2007, survived by her only child, Joyce Evelyn Fortner, as her sole heir at law. The Last Will and Testament of Pearl H. Weaver, of record in Docket No. 07P-1169 in the Probate Court for Davidson County, Tennessee, devises said property to Joyce Evelyn Fortner. Pearl H. Weaver and Pearl Henry Weaver are the same person.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 304 Elm Street, Madison, TN 37115
(House Number) (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.

Witness my/our hand(s) this 7th day of July, 2022.

WARRANTY DEED
(Continued)

Joyce Evelyn Fortner
Joyce Evelyn Fortner

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joyce Evelyn Fortner, the within names bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this the 7 day of July, 2022.

My commission expires:

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential and Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 7TH day of July, 2022.

Date: 7-8-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 8TH day of July, 2022.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY