Karen Johnson Davidson County
Batch# 893026 DEEDWARR
07/25/2022 08:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20220725-0084385

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $305,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of July, 2022.

NOTARY PUBLIC

My commission expires: 11/08/2022

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MUSIC CITY FINANCIAL, LLC (NAME)	SAME AS NEW OWNER (NAME)	043-06-0-163.00
828 Royal Pkwy #204 (ADDRESS)	828 Royal Pkwy #204 (ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Sharon Gayle Armstrong, unmarried, Larry Douglas Shoemake, married and Barry Steven Shoemake, married, heirs of the Estate of Delores Jean Allison,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **MUSIC CITY FINANCIAL, LLC , a Texas Limited Liability Company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Madison Park, Section 3, as of record in Book 3500, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 76.0 feet on the Southerly margin of Anderson Lane and extends back 147.02 feet on the Easterly line and 149.78 feet on the Westerly line to a line in the rear measuring 76.05 feet thereon.

Being the same property conveyed to KENNETH D. SHOEMAKE AND WIFE, JEAN SHOEMAKE, by deed from FRANCIS M. JENKINS, of record in Book 4513, page 625, dated June 16, 1971, said Register's Office.

Pursuant to the Final Decree of record in Book 4858, page 715, KENNETH D. SHOEMAKE was divested of said property and DELORES JEAN BRYAN SHOEMAKE was given full title to said property.
JEAN SHOEMAKE AKA DELORES JEAN BRYAN SHOEMAKE AKA DELORES JEAN ALLISON died testate on or about February 15, 2022, devising said property to SHARON GAYLE ARMSTRONG, LARRY DOUGLAS SHOEMAKE AND BARRY STEVEN SHOEMAKE, by Will of record in Docket No. 22P650, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. See Order of Probate for Muniment of Title of record in Instrument No. 20220715-0081355, said Register's Office.

This property is __unimproved _X_improved property known as: 574 Anderson Lane, Madison, TN 37115.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of July, 2022.

Sharon Gayle Armstrong

Larry Douglas Shoemake

Barry Steven Shoemake

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Estate of Delores Jean Bryan Shoemake, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of July, 2022.

Notary Public
My Commission Expires:

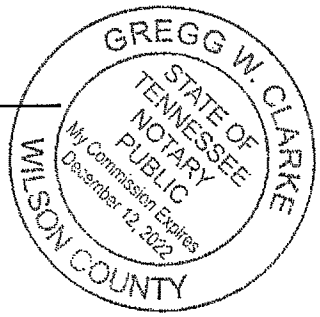
GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon Gayle Armstrong, Larry Douglas Shoemake and Barry Steven Shoemake, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of July, 2022.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Holly A Mason, 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 the 19 day of July, 2022.

Affiant Signature

7/19/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of July, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25