Karen Johnson Davidson County
Batch# 893822 DEEDWARR
07/26/2022 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220726-0085184

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th 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)	Music City Financial (NAME)	091-14-0-008.00
512 Newton Avenue (ADDRESS)	828 Royal Pkwy #204 (ADDRESS)	
Nashville, TN 37209	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 **William W. Dillon, Jr., an unmarried man,** 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 the westerly 125 feet of Lot No. 187, as shown on the map entitled West Nashville Heights, of record in Book 332, page 127, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said portion of Lot No. 187 is comprised of both the northerly 25 feet and southerly 25 feet of the westerly 125 feet, and fronts a combined total of 50 feet on the easterly side of Newton Avenue and extends back between parallel lines 125 feet to a dead line.

Being the same property conveyed to ELLEN DILLON AND WILLIAM W. DILLON, JR., TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from PAUL RIGBY, of record as Instrument No. 20080318-0027282, dated March 14, 2008, said Register's Office.

ELLEN DILLON died on or about May 16, 2021, leaving WILLIAM W. DILLON, JR. as the surviving tenant by the entirety.

This property is __unimproved _X_improved property known as: 512 Newton Avenue, Nashville, TN 37209.

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 25th day of July, 2022.

William W. Dillon, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William W. Dillon, Jr., 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 25th 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

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 25 day of July, 2022.

Affiant Signature

7/25/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 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