Send Tax Statements To:
New Owner

Name and Address of New Owner:
MUSIC CITY FINANCIAL LLC
828 Royal Parkway, Ste. 204
Nashville, TN 37214

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel: 04209009300

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **AMANDA CHANTELL GREEN AND JAMES FRANKLIN BROTHERS HEIRS OF THE ESTATE OF JAMES R. BROTHERS**, has this day bargained and sold and does hereby transfer and convey unto, **MUSIC CITY FINANCIAL LLC, A TEXAS LIMITED LIABILITY COMPANY,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Kemper Heights Subdivision, Section 2, as of record in Book 2331, page 104, Register's Office for Davidson County, Tennessee. Said Lot No. 39 fronts 75 feet on the southerly side of Westchester Drive and runs back between lines, 227.4 feet on the westerly line and 209.3 feet on the easterly line, to a dead line in the rear, on which it measures 76.5 feet.
>
> Being the same property conveyed to James R. Brothers and wife, Glenda S. Brothers, by deed from Tommy F. Simmons and wife, Nellie L. Simmons, dated June 19, 1969, appearing of record in Instrument Number 4344, page 735, of the Register's Office of Davidson County, Tennessee. Glenda S. Brothers having since died on January 5, 2022 leaving James R. Brothers as sole tenant by the entirety. James R. Brothers having since died testate on January 11, 2022.
>
> This conveyance is made subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Instrument Number 5557, page 972; and to any and all matters shown on said plat and survey of record in Instrument Number 2331, page 104; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MUSIC CITY FINANCIAL LLC, A TEXAS LIMITED LIABILITY COMPANY,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Karen Johnson Davidson County
Batch# 894399 DEEDWARR
07/27/2022 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220727-0085544

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22nd day of July, 2022.

Amanda Chantell Green

James Franklin Brothers

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Amanda Chantell Green and James Franklin Brothers, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 22nd day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 11/22/2025

Amanda M Clark State of Tennessee Notary Public Rutherford County

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 22nd day of July, 2022.

NOTARY PUBLIC
My Commission Expires:

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

202207270085544

Certificate of Authenticity

I, Katelynn Kiara, 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 7/26/2022

Date

Katelynn Kiara

Affiant Signature

7/26/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day July, 2022.

of J

Robert Graves

Notary's Signature

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2024

My Commission Expires: Date

Notary's Seal (if on paper)