Karen Johnson Davidson County
Batch# 905929 DEEDWARR
08/22/2022 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $897.25
20220822-0094273

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: MUSIC CITY FINANCIAL, LLC	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 7703 N. Lamar Blvd #205	(NAME) 7703 N. Lamar Blvd #205	04209008100
(ADDRESS) Austin, TX 78752	(ADDRESS) Austin, TX 78752	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **William Bruce Armstrong, a married man, and Brenda Houdyshelt, a married woman** , HEREINAFTER CALLED THE GRANTORS, HAVE 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, THEIR HEIRS AND ASSIGNS, A 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. 74 of Kemper Heights, Section 1, of record in Book 2331, Page 65 and 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 75.9 feet of the southeasterly side of Westchester Drive and runs back 240 feet on the southwesterly l ine and 232.9 feet on the northeasterly line to a dead line in the rear, measuring 56.6 feet thereon.

Being the same property conveyed to William Bruce Armstrong and Brenda Houdyshelt, as tenants in common, by virtue of that certain Quit Claim Deed dated June 10, 2022, and being of record at Instrument No. 20220610-0066494, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to William Ernest Armstrong and wife, Peggy A. Armstrong by virtue of Warranty Deed dated April 18, 1956 at Book 2535, Page 496 in the said Register's Office. William Ernest Armstrong, having pre-deceased Peggy A. Armstrong. Peggy A. Armstrong having deceased on/or about September 22, 2021. The above described property having been devised to William Bruce Armstrong and Brenda Houdyshelt by virtue of the will of Peggy A. Armstrong, of record in the Seventh Circuit Court for Davidson County, Tennesse at Docket No. 21P-2092.

The above described property was not the primary residence of either grantor.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 921 Westchester Dr. 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 hand this 18th day of August, 2022.

William Bruce Armstrong

Brenda Houdyshelt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **William Bruce Armstrong and Brenda Houdyshelt**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of August, 2022.

Notary Public
My Commission Expires: 11/3/25



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 August 18, 2022.

Affiant Signature

8/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of August, 2022.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022