Karen Johnson Davidson County
Batch# 909492 DEEDWARR
08/29/2022 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20220829-0097466

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(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 026150033 00
(NAME) 7703 N. LAMAR BLVD #205	(NAME) 7703 N. LAMAR BLVD # 205	
(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, **Eric Roberts and Deletha A. Crane, Co-Executors of The Estate of Amazona G. Roberts** , HEREINAFTER CALLED THE GRANTOR, 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, 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, bieng Lot No. 12 on the Plan of North Hill Estates, Section 2, as of record in Book 3700, Page 51, Register's Office for said County.

Said Lot No. 12 fronts 144.87 feet on the northeasterly side of Northside Drive, and extends back 315 feet on the northwesterly line and 251.8 feet on the southeasterly line, to a line in the rear on which it measures 139.3 feet.

Being the same property conveyed to Jimmy George Roberts and wife, Amazona G. Roberts, by virtue of that certain Warranty Deed dated October 13, 1969, and being of record at Book 4372, Page 107 in the Register's Office of Davidson County, Tennessee. Jimmy George Roberts having pre-deceased Amazona G. Roberts, leaving Amazona G. Roberts as surviving tenant by entirety. Amazona G. Roberts having since died on or about April 14, 2021, probate opened in Davidson County, Tennessee at docket No. 21P-1112.

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

This is unimproved _ improved x property, known as 301 Northside 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 29th day of August, 2022.

The Estate of Amazona G. Roberts

Co-Executor

Eric Roberts, Co-Executor

Co-Executor

Deletha A. Crane, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Eric Roberts, Co-Executor and Deletha A. Crane, Co-Executor of The Estate of Amazona G. Roberts**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of August, 2022.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON 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 August 29, 2022.

Affiant Signature

8/29/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of August, 2022.

Notary's Signature

(Notary Seal)



My Commission Expires: 11/08/2022