Karen Johnson Davidson County
Batch# 911297 DEEDWARR
09/01/2022 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220901-0098618

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $275,000.00 Affiant Subscribed and sworn to before me, this the 31st day of August, 2022. Notary Public My Commission Expires: 11/08/2022 (AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows: Music City Financial LLC, a Texas Limited Liability Company	Send Tax Bills to: NEW OWNER	Map-Parcel No.(s): 148-13-0-008.00
828 Royal Pkwy., Suite 204	828 ROYAL PARKWAY, SUITE 204	
Nashville, TN 37214	NASHVILLE, TN 37214	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Elizabeth R. Concepcion, unmarried

HEREINAFTER CALLED THE GRANTOR, 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, ITS 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. 379 on the Plan of Fairlane Park, Section III, of record in Plat Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Manuel D. Concepcion et ux Elizabeth R. Concepcion, by Warranty Deed from Kay Louise Hamilton, unmarried, dated 7/7/1982 and recorded 7/8/1982 in Book 5907, Page 922, in the Register's Office of Davidson County, Tennessee.

The said Manuel D. Concepcion having since died leaving Elizabeth R. Concepcion as sole tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 352 Melpar Dr., Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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/our hand(s) this 31st day of August, 2022.

Elizabeth R. Concepcion

Elizabeth R. Concepcion

STATE OF TENNESSEE
COUNTY OF DAVIDSON

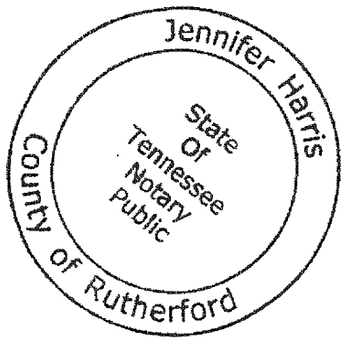
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth R. Concepcion with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes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

Witness my hand and official seal at Nashville, Tennessee, this 31st of August, 2022.

Notary Public

My Commission Expires: 9.21.2024

(SEAL)



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 31, 2022.

Affiant Signature

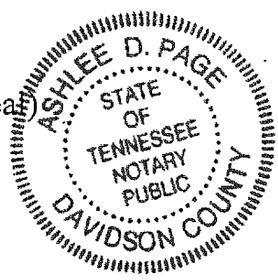
8/31/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of August, 2022.

Notary's Signature

(Notary Seal)



My Commission Expires: 11/08/2022