Karen Johnson Davidson County
Batch# 921161 DEEDWARR
09/23/2022 03:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20220923-0105971

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $360,000

Affiant Signature

Subscribed and sworn to before me on this the 23 Day of 09, 2022

Notary Public

My Commission expires 01/06/2025

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Music City Financial, LLC
7703 North Lamar Blvd #205,
Austin, TX 78752
SEND TAX BILLS TO:
Music City Financial, LLC
7703 North Lamar Blvd #205,
Austin, TX 78752
MAP AND PARCEL NUMBER: Tax ID #: 07115012900

WARRANTY DEED

22NT01032

Effective the 21 Day of September, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Lloyd E. Bryant, Veronica D. Bryant & Roderick D. Massey, heirs-at-law of Mary Nell Hill AKA Mary Hills, deceased.

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 GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots No. 413 and 414, on the Plan of Highland Land Company's Subdivision of record in Book 421 page 14, Register's Office for said County.

Said Lots Nos 413 and 414 front together 50 foot on the easterly margin of Meridian Street and run back between parallel lines 175 feet to an alley
Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Mary Hills by Quit Claim Deed from Martha Taylor Hills dated 04/24/1986 and recorded 05/22/1986, in book 6846, page 734, register's office for Davidson County, Tennessee.

Mary Hills AKA Mary Nell Hill died 08/31/2021, leaving her heirs at law as follows, as evidenced by affidavit of heirship recorded 2/24/2022 as instrument no. 20220224-0021514, Register's office for Davidson County, Tennessee: Lloyd E. Bryant, Veronica D. Bryant & Roderick D. Massey.

This is an improved property commonly known as: 1311 Meridian St, Nashville, TN 37207-5148

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 21 day of September, 2022

Lloyd E. Bryant

Lloyd E. Bryant

State of Tennessee}
County of Davidson }

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Lloyd E. Bryant**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 21 day of September, 2022

Katrina Karen Hoff

Notary Public

My commission expires: 3-3-2025

Veronica Bryant

Veronica D. Bryant

State of Tennessee}
County of Davidson }

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Veronica D. Bryant**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 21 day of September, 2022

Katrina Karen Hoff

Notary Public

My commission expires: 3-3-2025

Roderick D Massey by Lloyd E. Bryant, Attorney-in-fact

Roderick D. Massey by Lloyd E. Bryant, Attorney-In-Fact

State of Tennessee}
County of Davidson }

On this 21 day of September, 2022, before me personally appeared Lloyd E. Bryant, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Roderick D. Massey and who acknowledged that he executed the same as the free act and deed of Roderick D. Massey.

Notary Public

My commission expires: 3-3-2025

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Ruth Turner 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 9/21/2022 (date of document).

Affiant Signature

9/23/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 of Sept., 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24