WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$260,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 9TH DAY OF NOVEMBER, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/26/25

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2231 - KC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Music City Financial, LLC 7703 N Lamar Blvd #205 Austin, TX 78752	Music City Financial, LLC 828 Royal Parkway Ste. 204 Nashville, TN 37214	108 12 0 236.00

For and in consideration of the sum of Two Hundred Sixty Thousand And 0/100 ($260,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

DEBORAH A. GREGORY, 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 Grantees, his/her/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 Lot No. 99 on the Plan of Trailwood Subdivision, Section 5, of record in Book 6900, Pages 477-479, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Deborah A. Gregory, by Quitclaim Deed from Preston L. Gregory dated December 8, 2016, recorded on December 12, 2016, in Instrument No. 20161212-0129685, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Preston L. Gregory and wife, Deborah A. Gregory, by Special Warranty Deed dated May 20, 1997, recorded on May 23, 1997, in Book 10465, Page 270, Register's Office for Davidson County, Tennessee. The said Preston L. Gregory and Deborah A. Gregory having since divorced.

This is not the marital residence of Deborah A. Gregory at the time of conveyance.

Karen Johnson Davidson County
Batch# 940377 DEEDWARR
11/14/2022 08:38:30 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20221114-0120847

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 3257 East Lake Dr, Nashville, TN 37214.

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR DEBORAH A. GREGORY, A MARRIED WOMAN to MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY FOR THE TRANSFER OF PROPERTY LOCATED AT 3257 EAST LAKE DR, NASHVILLE, TN 37214.]

Witness our/my hand on the 9th day of November, 2022.

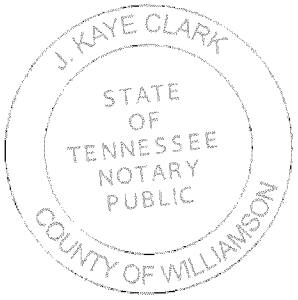
Deborah A. Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah A. Gregory, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of November, 2022.

Notary Public
My Commission Expires: 9/30/24



Tennessee Certification of Electronic Document

I, R. Alan Allsbrook, 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 ___November 9th, 2022_____ (date of document).

Affiant Signature

11/9/2022
Date

State of Tennesee

County of Shelby

Sworn to and subscribed before me this 9th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2/28/23

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-28-23