Karen Johnson Davidson County
Batch# 956045 DEEDWARR
12/29/2022 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20221229-0133501

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-4797

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

State of TENNESSEE
County WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Jadyn Polyton
Affiant

Subscribed & sworn to before me, this 29th day of December, 2022

Notary Public

My Commission Expires: 10/26/25

Property Address: 840 & 842 Heritage Trail, Hermitage, TN 37076 **Map/Parcel Number:** 075 01 0 022.00	**Name & Address of New Owner** Music City Financial LLC 7703 N Lamar Blvd, Suite 205 Austin TX, 78752	**Send Tax Bills To:** Music City Financial LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214

Effective as of **28th day of December, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Alma Mae Allen, unmarried,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Music City Financial LLC, a Texas Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Being Lot 93 on the Plan of Section Twelve, Hermitage Hills, of record in Plat Book 4675, Page 125, Register's Office for said County.

Said Lot No. 93 fronts 80.0 feet on the Southwesterly margin of Heritage Trail and extends back 135.0 feet on the Northerly line and 135.0 feet on the Southerly line to a dead line in the rear, measuring 80.0 feet thereon.

Being the same property conveyed to Alma Mae Allen, unmarried, by Warranty Deed from James H. Waynick and wife, Nora S. Waynick, of record in Instrument No. 20020709-0082313, in the Register's Office for Davidson County, Tennessee, dated June 27, 2002 and recorded on July 09, 2002.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson County, Tennessee; and 2023 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 28th day of December 2022

GRANTOR:

Alma Mae Allen

Alma Mae Allen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of DEC., 2022, before me personally appeared Alma Mae Allen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of DEC., 2022.

Kristen Gevinski

Notary Signature

My commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

Tennessee Certification of Electronic Document

I, R. Alan Alsobrook, 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 ___December 28, 2022_____ (date of document).

Affiant Signature

12/29/2022
Date

State of Tennesee

County of Shelby

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

Notary's Signature

MY COMMISSION EXPIRES: 05/08/2023

NOTARY'S SEAL

