Karen Johnson Davidson County
Batch# 964526 DEEDWARR
01/26/2023 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230126-0005851

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Ste. 801
Memphis, TN 38119
Phone: 901-881-8800
File No: TN-23-4885

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is ~~$350,000.00~~

Affiant

Subscribed & sworn to before me, this 25 day of January, 2023

Notary Public

My Commission Expires:

LASHARAD QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-28-2023

Property Address: 508 Sloan Road, Nashville, TN 37209 **Map/Parcel Number:** 103 08 0B 508.00	**Name & Address of New Owner** Music City Financial LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214	**Send Tax Bills To:** Music City Financial LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214

Effective as of **25th day of January, 2023**, 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, **Ruth Adair Sanders, a single woman** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 508, Parklane Condominiums, Phase II, Exhibit "B" to Master Deed of record in Book 7400, Page 130, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ruth Adair Sanders, a single person, by Warranty Deed from Eddy Brown, Successor Trustee, of record in Book 8169, Page 225 in the Register's Office of Davidson County, Tennessee, dated July 30, 1990 and recorded on August 06, 1990.

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**, and **2023 City of Nashville**, 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 24 day of January 2023

GRANTOR:

Ruth Adair Sanders

Ruth Adair Sanders

STATE OF TENNESSEE
COUNTY OF Williamson

On this 24 **day of** Jan **, 2023, before me personally appeared Ruth Adair Sanders, 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 24 **day of** Jan **, 2023.**

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 1/24/2023 (date of document).

Affiant Signature

1/24/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 24th day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025