Karen Johnson Davidson County
Batch# 966663 DEEDWARR
02/03/2023 12:08:30 PM 4 pgs
Fees: $23.00 Taxes: $721.50
20230203-0008017

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-22-4848

State of Tennessee
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed & sworn to before me, this 3 day of FEBRUARY, 2023

Notary Public

My Commission Expires: 10-05-2025

JOSEPH CARROLL
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Expires

Property Address: 648 Hicks Road, Nashville, TN 37221 Map/Parcel Number: 128 10 0 126.00	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 **31st 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, **Gary D. Orr and Nancy Jane Orr, husband and wife** 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 Number 215 on the Plan of Stacy Square, Section 4, of record in Plat Book 4460 at Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gary D. Orr and wife, Nancy Jane Orr, by Warranty Deed from Randy Jackson and wife, Lynette M. Jackson, of record in Book 10677, Page 291, in the Register's Office of Davidson County, Tennessee, dated October 30, 1997 and recorded on November 7, 1997.

Sheila Jane Gilbert was appointed Attorney-in-fact for Gary Dale Orr and Nancy Jane Orr by Enhanced Durable Powers of Attorney for each, dated October 10, 2022 and of record in Instrument Nos: 20230130-0006860 and 20230130-0006861 in Register's Office of Davidson County, Tennessee.

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 30th day of January 2023

GRANTOR:

Gary D. Orr by Sheila Jane Gilbert, his Attorney In Fact

Gary D. Orr by Sheila Jane Gilbert, his Attorney-In-Fact

Nancy Jane Orr by Sheila Jane Gilbert, her attorney in fact

Nancy Jane Orr by Sheila Jane Gilbert, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Sheila Jane Gilbert, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Gary D. Orr, the within named bargainor, and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Gary D. Orr, the bargainor, by the said Sheila Jane Gilbert, as Attorney-in-Fact.

WITNESS my hand and seal, this 30th day of January, 2023.

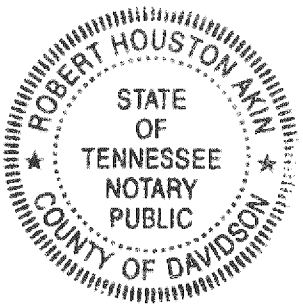
Notary Signature
My commission expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Sheila Jane Gilbert, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Nancy Jane Orr, the within named bargainor, and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jane Orr, the bargainor, by the said Sheila Jane Gilbert, as Attorney-in-Fact.

WITNESS my hand and seal, this 30th day of January, 2023.



Notary Signature
My commission expires: 5/9/26

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 1/30/2023 (date of document).

Affiant Signature

1/30/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 30th 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