Karen Johnson Davidson County
Batch# 971317 DEEDWARR
02/15/2023 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20230215-0011073

# 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-22-4853

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 $290,000.00

Jadyn Polston
Affiant

Subscribed & sworn to before me, this 20th day of Jan, 2023

Kristen Gevinski
Notary Public

My Commission Expires: 10/26/25

| **Property Address:** 4121 Edwards Avenue, Nashville, TN 37216 **Map/Parcel Number:** 061 06 0 093.00 | **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 **20th 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, **Donna Kay Ingram , married,** 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:

Land in Davidson County, Tennessee, being the Southerly 34 feet of Lot No. 134 and the Northerly 32 feet of Lot No. 135 on the map of Maplewood Heights Subdivision, as of record in Book 547, Page 77 and 78, Register's Office for Davidson County, Tennessee, to which is further described in the survey performed on January 18, 2023, by Phillip E. Homes, Jr., for Volunteer Land Surveying services, as seen in Exhibit "A".

Being the same property conveyed to Donna Kay Ingram, reliniquishing a life estate, by Quitclaim Deed from Janice D. Craighead, A/K/A Janice Lanell Craighead, of record in Instrument No. 20220504-0051518, in the Register's Office of Davidson County, Tennessee, dated March 17, 2022 and recorded on May 04, 2022.

Being the same property conveyed to Donna Kay Ingram, reserving a life estate, by Quitclaim Deed from Lillard W. Craighead and wife, Janice D. Craighead, of record in Instrument No. 20150226-0016421, in the Register's Office of Davidson County, Tennessee, dated February 24, 2015 and recorded on February 26, 2015.

The Grantor certifies that the herein property is strictly investment property and does not constitute as his homestead.

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 20th day of January 2023

GRANTOR:

Donna Kay Ingram

Donna Kay Ingram

**STATE OF TENNESSEE**
**COUNTY OF** WILLIAMSON

**On this** 20th **day of** JAN **, 2023, before me personally appeared Donna Kay Ingram, 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** 20th **day of** JAN **, 2023.**

Kristen Gevinski

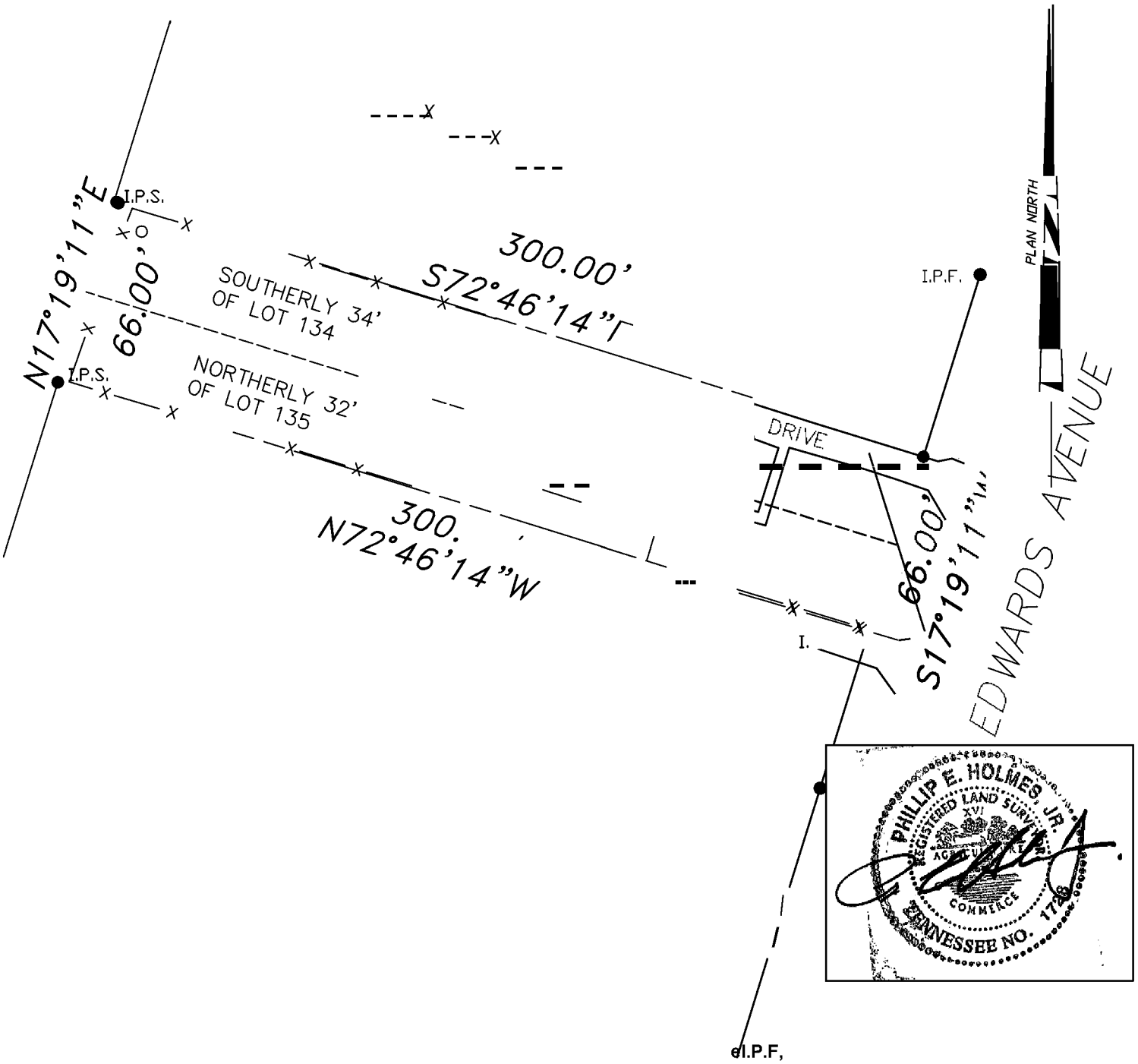
**Notary Signature**

**My commission expires:** 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

# LOT SURVEY

**Exhibit "A"**




PHILLIP E. HOLMES, JR. REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 1726

*I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND TH£ SURVEY WAS PERFORMED IN ACCORDANCE WITH TH£ CURRENT STANDARDS OF PRACTICE FDR SURVEYORS IN TENNESSEE AND TH£ UNADJUSTED CLOSURE IS AT LEAST J:10,000.*

*PROPERTY LOCATED: 4121 ED'.IARDS AVENUE*
*NASHVILLE TN, 37216*
*PROPERTY: MAP 061-06 PARCEL 93*
*DEED REF, 20220504-0051518 R.O.D.C., TN*
*PLAT REF. PB.547, PGS. 77&78 R.O.D.C., TN*
*MAPLE'.IOOD HEIGHTS*
*SCALE:1'=50'*
*DATE:01-17-22*

*FIL£ NO.* **23001**


**VOLUNTEER**
**LAND SURVEYING SERVICES**
PHILLIP E. HOLMES JR.
**562 ALEXANDRIA HIGHWAY, ALEXANDRIA, TENNESSEE 37012**
**PHONE (615) 504-5588 pholmes@volunteersurveying.com**

**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 1/20/2023 (date of document).

Affiant Signature

1/20/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 20th 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