Karen Johnson Davidson County
Batch# 971791 DEEDWARR
02/17/2023 08:18:30 AM 4 pgs
Fees: $23.00 Taxes: $888.00
20230217-0011507

Name and Address of New Property owner: Music City Financial LLC
Send Tax Notice to: 828 Royal Parkway
Suite 204
Nashville, TN 37214

****

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Shelby

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is *$240,000.00*, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Affiant

Subscribed & sworn to before me the 16th day of February, 2023.

LASHARA D QUINN NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMMISSION EXPIRES 8-28-2026

Notary Public

My Commission expires: _____

Map & Parcel: 096 16 0 118.00

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *TWO HUNDRED FORTY THOUSAND and NO/100 DOLLARS, ($240,000.00)*, the receipt of which is hereby acknowledged, I, **BETTY S. MAGEE**, a married woman, have bargained and sold and by these presents do hereby transfer and convey unto **MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company**, hereinafter referred to as **"GRANTEE"**, its heirs and assigns, the following described tract or parcel of land located and situated in the Davidson County, Tennessee and more particularly described as follows, to wit:

BEING Lot No. 7, on the Plan of Section One-A, Larchwood, as shown on plat of record in Plat Book 5060, Page 137, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Betty S. Magee, unmarried, by Warranty Deed from Randall Warfield and wife Angela Warfield, dated March 15, 2006, of record in Instrument No. 20060316-0030405, in the Register's Office of Davidson County, Tennessee.

Prepared By:
BASS AND BASS, ATTORNEYS
Carthage, TN

This conveyance is subject to the following:

1. Such matters as shown on the plat entitled Section One-A Larkwood, of record in Book 5060, Page 137, Register's Office for Davidson County, Tennessee, including but not limited to a 10-food utility easement.

2. Restrictive Covenants of record in Book 5158, Page 918, Register's Office for Davidson County, Tennessee; and Book 5479, Page 443, Register's Office for Davidson County, Tennessee.

Possession: Date of Deed
2023 taxes prorated.

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**, its representatives and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered, except as stated above.

I FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said **GRANTEE**, its representatives and assigns, against the lawful claims of all persons, whomsoever.

DOUGLAS MORTON KING, spouse of BETTY S. MAGEE, joins also in this conveyance to convey whatever marital interest he may have in subject property, if any.

WITNESS OUR HANDS on this the 15 day of February, 2023.

Betty S. Magee
BETTY S. MAGEE

Douglas Morton King
DOUGLAS MORTON KING

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **Betty S. Magee** and husband, **Douglas Morton King,** the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and Official seal at Smith County, Tennessee, this 15 day of February, 2023.

Notary Public

My Commission Expires: 11/15/23
WD-Magee-Music City

JAMES DAVID BASS
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY
MY COMMISSION EXPIRES 11-15-2023

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 02/15/2023 (date of document).

Affiant Signature

02/15/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 15th day of February, 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