Karen Johnson Davidson County
Batch# 974216 DEEDWARR
02/24/2023 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,004.49
20230224-0013359

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,485.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF FEBRUARY, 2023.

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

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Financial, LLC	Music City Financial, LLC	Parcel ID: 095 12 0 054.00
(NAME) 7703 N. Lamar Blvd. #205	(NAME) 828 Royal Parkway, Suite #204	
(ADDRESS) Austin TX 78752	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sandra King, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Music City Financial LLC, a Texas Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Woodberry Park Subdivision, as of record in Book 2133, Pages 117, 118 and 119, Register's Office for said County.

Said Lot No. 69 fronts 68 feet on the south side of Woodberry Drive and runs back between lines, measuring 179 feet on the west line and 193 feet on the east line to a dead line in the rear measuring 88.1 feet thereon.

Being the same property conveyed to Daniel W. Nicks and wife, Brownie E. Nicks from Odie M. Benson and wife, Louise J. Benson by Warranty Deed dated May 16, 1957 and recorded on June 6, 1957 in Book 2649, Page 281, Register's Office for Davidson County, Tennessee. Daniel W. Nicks died on or about August 13, 1988. Brownie E. Nicks, the surviving spouse of Daniel W. Nicks, died intestate on or about August 20, 1992. Upon the death of Brownie E. Nicks, title vested in the deceased's two (2) surviving heirs-at-law, Daniel Wayne Nicks and Sandra Nicks King. (See the Affidavits of Heirship being recorded simultaneously herewith.). Daniel Wayne Nicks died on or about June 25, 2010. Daniel Wayne Nick's will was admitted to probate, Case No. 10P 1277, Probate Court for Davidson County, Tennessee. In his will, Daniel Wayne King left the property municipally known as 2543

Woodberry Drive, Nashville, Tennessee 37214, to his sister, Sandra King. Further, Jeffrey Wayne Nicks, Executor of the Estate of Daniel Wayne Nicks, conveyed the subject property to Sandra King by Executor's Quitclaim Deed dated March 23, 2011 and recorded on May 25, 2011 in Instrument No. 20110525-0040162, Register's Office for Davidson County, Tennessee.

Conveyance is subject to taxes for the year 2023, a lien not yet due and payable.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2543 Woodberry Drive, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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 our hands this 23 day of February, 2023.

Sandra King

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Sandra King, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of February, 2023.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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 2/23/2023 (date of document).

Affiant Signature

2/23/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 23rd day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

