Karen Johnson Davidson County
Batch# 975945 DEEDWARR
03/01/2023 03:33:30 PM 6 pgs
Fees: $33.00 Taxes: $1,332.00
20230301-0014731

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 62977
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
MUSIC CITY FINANCIAL, LLC 7703 North Lamar Blvd., #205 Austin, TX 78752	MUSIC CITY FINANCIAL, LLC 828 Royal Parkway, Ste 204 Nashville, TN 37214

TAX MAP PARCEL NUMBERS: 08101006700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$360,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Lisa Luck, as Successor Trustee of The Mack S. Prichard Revocable Living Trust,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being parts of Lots 22 and 23 on the plan of Map of Hailey's Subdivision of Part of Block 5 in G.T. Sheegog Subdivision at Bordeaux, of record in Book 547, Page 155, erroneously referred to as Page 152 in prior deed, Register's Office for said County.

Said property fronts 90 feet on the Easterly margin of River Road and extends back 130 feet more or less on the Northerly line and 145 feet more or less on the southerly line to the low water mark of the Cumberland River on which it measures 90 feet.

Being the same property conveyed to Mack S. Prichard, unmarried, by Warranty Deed from Michael Ray Woodward and Elaine Hartley, devisees under the will of E. E. Woodward, Jr. and Gladys Woodward, surviving spouse, dated December 15, 1989 and recorded on December 18, 1989, of record in Book 8007, Page 342, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated July 14, 2017, recorded July 19, 2017, of record in Inst. No. 20170719-0072512, said Register's Office, subject property was conveyed to Mack S. Prichard, Trustee of The Mack S. Prichard Revocable Living Trust, dated July 14, 2017. By Modification of Trust as to Appointment of Successor Trustee, of record in Inst. No. 20171204-0123523, said Register's Office, Lisa Luck was appointed to serve as Successor Trustee. The said Mack S. Prichard died on or about April 28, 2020.

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 regulation; all of record in the Register's Office for Davidson County, Tennessee; together with the 2023 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

This is improved property, known as 1828 River Dr., Nashville, TN 37218

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of February, 2023.

The Mack S. Prichard Revocable Living Trust
By: Lisa Luck, as Successor Trustee
Lisa Luck, as Successor Trustee *

*See Attached Exhibit A

State of Tennessee

County of Davidson

On this 28th day of February, 2023, before me the undersigned authority, personally appeared, Lisa Luck as Successor Trustee of The Mack S. Prichard Revocable Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Affiant

Sworn and subscribed before me this 1 day of March, 2023.

My Commission Expires: _____ Notary

L.A. QUINN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-7-2027

Exhibit A

Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave
Suite 801
Memphis, Tennessee 38119

Certificate of Trust

BEFORE ME, the undersigned authority, on this day personally appeared Lisa Luck as Trustee, who being first duly sworn, deposes and says that:

1. The following Trust is the subject of this Affidavit:

   The Mack S. Prichard Revocable Living Trust, dated July 14, 2017

2. The names of the currently acting Trustee is:

   i. Lisa Luck as Trustee*

3. Pursuant to the Modification of Trust as to Appointment Successor Trustee dated November 8, 2017, and of record in Inst. No. 20170719-0072512, Register's Office of Davidson County, Tennessee, upon his death, resignation or incompetence, Mack S. Prichard appointed Lisa Luck and Geraldine Kaller to act, in successive order named, as Trustee. Mack S. Prichard died on or about April 28, 2020.

3. The legal description of the real estate held by the Trust is:

   Land in Davidson County, Tennessee, being parts of Lots 22 and 23 on the plan of Map of Hailey's Subdivision of Part of Block 5 in G. T. Sheegog Subdivision at Bordeaux, of record in Book 547, Page 155, erroneously referred to as page 152 in prior deed, Register's Office for said County.

   Said property fronts 90 feet on the Easterly margin of River Road and extends back 130 feet more or less on the Northerly line and 145 feet more or less on the Southerly line to the low water mark of the Cumberland River on which it measures 90 feet.

   a. There are no co-trustees.

4. The Trust is currently in full force and effect.

5. The signatory hereof is currently the acting Trustee of the Trust named herein.

6. The signatories hereof have been granted full power and authority under the Trust provisions to take the following action(s), to wit:

    i. to sell; to grant options to purchase, to sell on any terms; to take back, foreclose and release mortgages; to convey either with or without consideration, to carry back financing; to convey said real estate or any part thereof to a successor or successors in trust, all of the title, estate, powers and authorities vested in said Trustee; to release, convey or assign any right, title use or interest in or to said real estate or any part thereof; and to deal with said property and every part thereof in all other ways and for other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter, including filing lawsuits and hiring counsel.

7. Every deed, trust deed, mortgage, lease, management agreement or other instrument executed by Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument:

    a. That at the time of the delivery thereof the trust created by said Trust Agreement was in full force and effect;

    b. That such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in said REVOCABLE LIVING TRUST AGREEMENT and binding upon all beneficiaries thereunder;

    c. That Trustee is duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, management agreement or other instrument;

    d. If the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the said predecessor in trust; and

The following individual(s) are duly appointed as the Successor Trustee(s) with the same powers as stated herein:

i. Lisa Luck
ii. Geradine Kaller

The signatory hereof declare that the foregoing statements are true and correct, under penalty of perjury.

FURTHER AFFIANT SAYETH NOT.

WITNESS the Grantor's hand on this on this 28th day of February, 2023

Affiant:
The Mack S. Prichard Revocable Living Trust dated July 14, 2017

Lisa Luck, as Successor Trust
Lisa Luck, as Successor Trustee

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Lisa Luck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Davidson County, Tennessee this 28th day of February, 2023.

Margaret H Taylor
Notary Public
My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2024

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 2/28/2023 (date of document).

Affiant Signature

2/28/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 28th 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