WARRANTY DEED

Karen Johnson Davidson County
Batch# 977122 DEEDWARR
03/06/2023 10:05:54 AM 2 pgs
Fees: $13.00 Taxes: $222.00

20230306-0015712

BS-HR-22-5165

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Financial, LLC	New Owner	
(NAME)	(NAME)	**060-13-0-130.00**
7703 N Lamar Blvd, Ste. 205		
(ADDRESS)	(ADDRESS)	
Austin, TX 78752		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RODGERS AND RODGERS GENERAL CONTRACTORS, INC.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY FINANCIAL, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 152 on the Plan of Section Two, First Addition, Trinity Hills Village of record in Plat Book 4460, Pages 45 and 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Abner C. Rodgers and wife, Mary H. Rodgers by Warranty Deed from John K. Wright and wife, Norma J. Wright of record in Instrument No. 20030320-0036913 Register's Office for Davidson County, Tennessee, dated February 07, 2003 and recorded on March 20, 2003.

Being the same property conveyed to Rodgers & Rodgers General Contractors, Inc. by Quitclaim Deed from Abner C. Rodgers and wife, Mary H. Rodgers of record in Instrument No. 20100407-0026117 Register's Office for Davidson County, Tennessee, dated July 07, 2005 and recorded on April 07, 2010.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 45 and 46, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 8216, Page 935, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **516 Pascal Ct, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 2nd DAY OF MARCH, 2023.

Rodgers and Rodgers General Contractors, Inc.
BY: Abner Rodgers Pres
Abner C. Rodgers
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ABNER C. RODGERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of RODGERS AND RODGERS GENERAL CONTRACTORS, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 2nd of March, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212