Karen Johnson Davidson County
Batch# 981874 DEEDWARR
03/17/2023 12:36:30 PM 4 pgs
Fees: $23.00 Taxes: $684.50
20230317-0019477

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-23-803

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17 day of March, 2023

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Music City Financial LLC 7703 N. Lamar Blvd #205 Austin, TX 78752	Music City Financial, LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214	162 09 0B 077.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Robert D. Hunt, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 164, including the garage therewith on the plan of Hickory Valley Condominiums, Phase 3, 4th Revision of record in Plat Book 5200, Page 131, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Property being more particularly described in a Master Deed filed of record in Book 4918, Page 116, as amended in Book 4958, Page 346, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Michelle Roby, a single person, by Warranty Deed from James C. McCanless, Jr., of record in Instrument No. 20070222-0022546, in the Register's Office of Davidson County, Tennessee, dated February 14, 2007 and recorded on February 22, 2007.

Being the same property conveyed to Robert D. Hunt, an unmarried man, by Quitclaim Deed from Michelle Roby, a unmarried person, of record in Instrument No. 20120221-0014639, in the Register's Office of Davidson County, Tennessee, dated February 21, 2012 and recorded on February 21, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 5600 Country Drive #164, Nashville, TN 37211

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 so 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.

Dated this the 10th day of March, 2023.

Robert D. Hunt

STATE OF TENNESSEE
COUNTY OF WILSON

On this 10th day of March, 2023, before me personally appeared Robert D. Hunt, 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 10th day of March, 2023.

Notary Signature
My commission expires: 10/2/23



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 03/10/2023 (date of document).

Affiant Signature

03/10/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 10th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

