Karen Johnson Davidson County
Batch# 981896 DEEDWARR
03/17/2023 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20230317-0019502

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Ste. 801
Memphis, TN 38119
Phone: 901-881-8800
File No: TN-23-1123

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

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed & sworn to before me, this 10th day of March, 2023

Notary Public

My Commission Expires:

Property Address: 914 Rexdale Drive, Nashville, TN 37217 **Map/Parcel Number:** 107-09-0-104	**Name & Address of New Owner** Music City Financial, LLC 7703 N. Lamar Blvd #205, Austin, TX 78752	**Send Tax Bills To:** Music City Financial, LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214

Effective as of **16th day of March, 2023**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Vernon David Capshaw, Personal Representative of The Estate of Melody R. Capshaw, and Claudine Capshaw, a widow** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Music City Financial, LLC, a Texas Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the plan of Patricia Heights Section I, of record in Book 2331, Pages 130 and 131, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Melody R. Capshaw, unmarried, by Warranty Deed from Allan R. Thomas, unmarried, of record in Book 8745, Page 920, in the Register's Office of Davidson County, Tennessee, dated September 30, 1992 and recorded on October 02, 1992. The said Melody R. Capshaw died on June 6, 2022, [intestate] leaving Claudine Capshaw as her heir as evidenced by the Affidavits of Heirship being simultaneously recorded herewith. Vernon David Capshaw was appointed Personal Representative of the Estate of Melody R. Capshaw in the matter of In Re Estate of Melody Rechel Capshaw, Deceased, Case 22P1329, in the Seventh Circuit Court for Davidson County, Tennessee.

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

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 8th day of March 2023

GRANTOR:

The Estate of Melody R. Capshaw

By: Vernon David Capshaw

Vernon David Capshaw, Personal Representative

STATE OF TENNESSEE
COUNTY OF Marion

On this 8th **day of** March, **2023, before me personally appeared Vernon David Capshaw, Personal Representative of The Estate of Melody R. Capshaw 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 8th **day of** March, **2023.**

Marty S Murphy

Notary Signature

MARTY S. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
MARION COUNTY

Claudine Capshaw

Claudine Capshaw

STATE OF TENNESSEE
COUNTY OF Marion

On this 8th **day of** March, **2023, before me personally appeared Claudine Capshaw, 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 8th **day of** March, **2023.**

Marty S Murphy

Notary Signature

MARTY S. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
MARION 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 03/08/2023 (date of document).

Affiant Signature

03/08/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 8th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

