Karen Johnson Davidson County
Batch# 987372 DEEDWARR
04/03/2023 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20230403-0023619

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-23-1210

LA 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 ~~$250,000.00~~

Affiant

Subscribed & sworn to before me, this 31st day of March, 2023

Notary Public

My Commission Expires:

Property Address: 2311 23rd Avenue North, Nashville, TN 37208 **Map/Parcel Number:** 081-02-0-048	**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 **31st 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, **Betty J. Miniard, an unmarried woman** 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. 124 of Buena Vista Heights Addition, as of record in Book 161, Page 19, Register's Office for said County.

Said Lot No. 124 fronts 50.0 feet on the Westerly margin of Bosley Avenue, now known as 23rd Avenue North, and extends back Westerly between parallel lines, 150 feet to an alley.

Being the same property conveyed to Betty J. Miniard, Unmarried, by Warranty Deed from B. B. Doubleday Jr., of record in Instrument No. 20020307-0028711, in the Register's Office of Davidson County, Tennessee, dated March 06, 2002 and recorded on March 07, 2002.

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 30th day of March 2023

GRANTOR:

Betty J. Miniard by Darlene Patton

Betty J. Miniard by Darlene Patton fka Darlene Cunningham, her Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Williamson

On this 30th day of March, 2023 , before me personally appeared Darlene Patton **, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Betty J. Miniard and acknowledged that such person executed the same as the free act and deed of Betty J. Miniard.**

Witness my hand, at office, this 30th day of March, 2023.

Notary Signature
My commission expires: 3-17-24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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 03/31/2023 (date of document).

Affiant Signature

03/31/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 31st day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

