Karen Johnson Davidson County
Batch# 995822 DEEDWARR
04/25/2023 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20230425-0030253

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-23-1327

L.A. QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-1-2027

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed & sworn to before me, this 21 day of April, 2023

Notary Public

My Commission Expires:

Property Address: 2916 Wingate Avenue, Nashville, TN 37211 **Map/Parcel Number:** 119-14-0-161	**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 **21st day of April, 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, **Christopher Philip Pearson, Personal Representative of The Estate of George Beau Langley** 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. 30 on the Plan of Tuggle Heights, of record in Plat Book 1130, Page 90, Register's Office for Davidson County, Tennessee. Said Lot Number 30 fronts 66 feet on the broken Easterly margin of Wingate Avenue and extends back 150 feet on the Northerly line and 149.1 feet on the Southerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to George Beau Langley, by Warranty Deed from Joni K. Cockrill, unmarried, of record in Instrument No. 20040120-0007586, in the Register's Office for Davidson County, Tennessee, dated January 09, 2004 and recorded on January 20, 2004. The said George Beau Langley having since died intestate on December 28, 2021, Christopher Philip Pearson was appointed Personal Representative of The Estate of George Beau Langley by Order to Open Intestate Estate, Appoint Personal Representative without Bond and to Issue Letters of Administration and conveys the subject property herein pursuant to Order Approving Contract for the Sale of Real Property, all in The Fifth Circuit Court for Davidson County, Tennessee at Docket No. 22P1033.

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 21st day of April 2023

GRANTOR:

The Estate of George Beau Langley

By: Christopher Philip Pearson , PR

Christopher Philip Pearson, Personal Representative

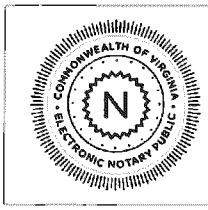
STATE OF Virginia
COUNTY OF Loudoun

On this 21st day of April, 2023, before by audio-video communication personally appeared Christopher Philip Pearson, Personal Representative of The Estate of George Beau Langley, 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 21st day of April, 2023.

Gloria Asare

Notary Signature
My commission expires: 12/31/2024
Registration No: 7901547



Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notarized online using audio-video communication

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 04/21/2023 (date of document).

Affiant Signature

04/21/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 21st day of April, 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