DocuSign Envelope ID: C5306276-BFF4-4EF9-A287-0D4A05FB5868

Karen Johnson Davidson County
Batch# 996407 DEEDWARR
04/26/2023 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20230426-0030695

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-23-1351

L.A. QUINN
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 7, 2027

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

DocuSigned by:
Patricia C. Penella
F2DDB4664DE433...
Affiant

4/25/2023
Subscribed & sworn to before me, this _____ day of _____, 2023

DocuSigned by:
A6B8B8A7D5248D...
Notary Public

My Commission Expires: _____

Property Address: 626 Weatherbeaten Place, Hermitage, TN 37076 **Map/Parcel Number:** 064-12-0A-626-00	**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 **26th 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**, Patricia C. Penella, 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 Unit No. 626, on the Plan of Fox Run, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as established by the Master Deed of record in Book 4956, Page 582; Book 5535, Page 713; as corrected in Book 5895, Page 516; Book 5936, Page 301; as amended in Book 6370, Page 817; Book 8510, Page 95; and Book 8510, Page 92, and as shown on the plan of record in Book 6250, Page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia C. Penella, unmarried, by Warranty Deed from Mark Phy and wife, Mary Phy, of record in Instrument No. 20170213-0014862, in the Register's Office of Davidson County, Tennessee, dated February 10, 2017 and recorded on February 13, 2017.

DocuSign Envelope ID: C5306276-BFF4-4EF9-A287-0D4A05FB5868

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 Hermitage**, 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 4/25/2023 day of April 2023

GRANTOR:

DocuSigned by:
Patricia C. Penella
F3DDBA0645DE463...

Patricia C. Penella

STATE OF TENNESSEE
COUNTY OF Shelby

On this _____ day of April, 2023, before me, by audio-video communication personally appeared Patricia C. Penella, 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 4/25/2023 **_____ day of April, 2023.**

DocuSigned by:
A8B0B4B7D52B4E8...

Notary Signature
My commission expires:

L.A. QUINN
TENNESSEE NOTARY PUBLIC
Shelby County

ONLINE NOTARY PUBLIC
My Commission Expires: February 7, 2027

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 04/26/2023 (date of document).

Affiant Signature

04/26/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 25th 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