Name and Address of New Owner:
Music City Financial, LLC
7703 North Lamar Blvd. #205
Austin, TX 78752

Send Tax Bills To:
828 Royal Parkway
Suite 204
Nashville, TN 37214

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1001652 DEEDWARR
05/10/2023 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230510-0034920

Map & Parcel No: 119-14-0-297.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark Bailey, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Financial, LLC, a Texas limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Sunrise Heights as shown on plat of record in Plat Book 974, Page 3, in the Register's Office for Davidson County, Tennessee

Said Lot No. 17 fronts 50 feet on the Northerly side of Sunrise Avenue, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Mark Bailey, a single person by Warranty deed from Georgia Mai Harper, of record in Instrument No. 20030203-0014348, Register's Office for Davidson County, Tennessee, dated January 24, 2003 and recorded on February 03, 2003. (Value or consideration shown in aforementioned deed $73,345.00.)

Being improved property also know as 304 Sunrise Ave., Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of May, 2023.

_____(SEAL)
Mark Bailey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of May, 2023.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
9th day of May, 2023.

_____
Notary Public
My commission expires:_____

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

File No. GNT-23-2680

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 May 9th, 2023 (date of document).

Affiant Signature

May 10th, 2023
Date

State of TENNESSEE

County of SHELBY

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

Notary's Signature

MY COMMISSION EXPIRES: 2/7/2027

NOTARY'S SEAL

