Karen Johnson Davidson County
Batch# 1005303 DEEDWARR
05/19/2023 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $872.83
20230519-0037714

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-23-1527

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

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $235,900.00

Affiant

Subscribed & sworn to before me, this 17th day of May, 2023

Notary Public

My Commission Expires:

Property Address: 27 Cameo Drive, Nashville, TN 37211 **Map/Parcel Number:** 119-12-0-085	**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 **17th day of May, 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, **Leigh Ann Conatser, a married woman, as her sole and separate property** 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. 62 on the plan of Battlewood, Section One, of record in Book 1835 Page 31, Register's Office, Davidson County, Tennessee.

Said Lot No. 62 fronts 95 feet on the Easterly side of Cameo Drive and runs back between lines 287 feet on the Northerly line and 285.95 feet on the Southerly line to a broken line in the rear, measuring 75.77 feet thereon.

Being the same property conveyed to Terry Lee Curtis, by Quit Claim Deed from Reba Faye Curtis, of record in Book 5796, Page 525, in the Register's Office of Davidson County, Tennessee, dated September 18, 1981, and recorded on September 18, 1981. The said Terry Lee Curtis having since died testate on March 20, 2023, Leigh Ann Conatser conveys the subject property herein as the beneficiary of the Last Will and Testament of Terry Lee Curtis, entered into probate by Order to Probate in the Chancery Court of Humphreys County Tennessee, at Docket No. 2023-PR-29.

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 17th day of May 2023

GRANTOR:

Leigh Ann Conatser

STATE OF TENNESSEE
COUNTY OF Williamson

On this 17th **day of** May **, 2023, before me personally appeared Leigh Ann Conatser, 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 17th **day of** May **, 2023.**

Notary Signature
My commission expires: 9-27-23

JON PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 9-27-23

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 17th, 2023 (date of document).

Affiant Signature

May 19th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 19th day of May, 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