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-23-1256

State of TENNESSEE
County RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $345,620.00

Affiant

Subscribed & sworn to before me, this 13 day of MAY, 2023

Notary Public

My Commission Expires: 07-09-2024

GORDON WEIGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Property Address: 314 Hancock Street, Nashville, TN 37207 **Map/Parcel Number:** 082-07-0-321	**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 **19th 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, **Sandra Johnson-Turner, 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. 24 on the plan of East Nashville Real Estate Co's Plan of Lots, as of record in Plat Book 57, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara Johnson, by Quitclaim Deed from Sandra L. Johnson, (A Single Individual), of record in Instrument No. 20031028-0158709, in the Register's Office of Davidson County, Tennessee, dated October 28, 2003 and recorded on October 28, 2003. The said Barbara Johnson died October 03, 2021, leaving Sandra Johnson and Johnny Russel Johnson, Jr. as the sole surviving heirs of Barbara Johnson, as evidenced by affidavits of heirship being recorded simultaneously herewith. The said Johnny Russel Johnson, Jr. having since died on or around May 12, 2022, Sandra Johnson conveys the subject property herein as the sole surviving heir of Johnny Russel Johnson, Jr., as evidenced by affidavits of heirship being recorded simultaneously herewith

Karen Johnson Davidson County
Batch# 1005733 DEEDWARR
05/22/2023 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,278.79
20230522-0038015

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 13 day of May 2023

GRANTOR:

Sandra Johnson-Turner

Sandra Johnson-Turner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 13 **day of May, 2023, before me personally appeared Sandra Johnson-Turner, 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 13 **day of May, 2023.**

Gordon Weigle

Notary Signature
My commission expires:
07-09-2024

GORDON WEIGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 19th, 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