Karen Johnson Davidson County
Batch# 1011181 DEEDWARR
06/05/2023 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20230605-0042422

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

DM-RMX-23-1355

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Financial, LLC	**Music City Financial, LLC**	
(NAME)	(NAME)	
7703 N. Lamar Blvd #205	**828 Royal Parkway, Ste. 204**	**108 16 0 207.00**
(ADDRESS)	(ADDRESS)	
Austin, TX 78752	**Nashville, TN 37214**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EVELYN BRADSHAW, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Being Lot No. 76B, Zone Lot Division Lots 27, 76, 82, 83 & 84 of Percy Priest Woods, Sect 2, Percy Priest Woods Subd of record in Book 5200, Page 756, amending in Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Evelyn Bradshaw, by Warranty Deed from Billie Powell Crook, of record in Book 9573, Page 357, in the Register's Office of Davidson County, Tennessee, dated January 12, 1995 and recorded on January 18, 1995.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division Lots 27, 76, 82, 83 & 84 of Percy Priest Woods, Sect 2, Percy Priest Woods Subd, as recorded in Book 5200, Page(s) 756 , amending in Plat Book 5800, Page 259.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5984, Page 865; as amended in Book 6020, Page 270.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6093, Page 392; as amended in Book 6353, Page 307 and Book 6560, Page 667.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1355 Timber Valley Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this the 2nd DAY OF JUNE, 2023.

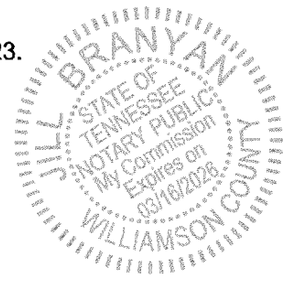
Evelyn Bradshaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of June, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 June 2nd, 2023 (date of document).

Affiant Signature

June 5th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 5th day of June, 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