Karen Johnson Davidson County
Batch# 1016681 DEEDWARR
06/20/2023 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230620-0046679

EXECUTOR'S DEED

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

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES:

MST 2023-0633(Seller)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC	Music City Financial, LLC	133 15 0 046.00
(NAME)	(NAME)	
7703 North Lamar Blvd., #205	828 Royal Parkway, Ste. 204	
(ADDRESS)	(ADDRESS)	
Austin, TX 78752	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Robin Harrison, Executrix of the Estate of Richard T Wallace (aka Richard Trent Wallace),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Financial, LLC, a Texas limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 55 on the plan of Paragon Hills, of record in Book 3300, page 100, Register's Office for said County.

SAID Lot No. 55 fronts 65.6 feet on the southeasterly margin of Elysian Fields Road and extends back 156.0 feet on the northeasterly line and 149.0 feet on the southwesterly line to a dead line in the rear, measuring 66.0 feet thereon.

Being the same property conveyed to Richard T. Wallace, unmarried, by Warranty Deed from Wash E. Binkley et ux Alma Louise Binkley, of record in Book 5209, Page 378, in the Register's Office of Davidson County, Tennessee, dated October 12, 1977, and recorded on October 17, 1977. The said Richard T. Wallace died on February 03, 2023, testate. Robin Harrison, was appointed Executrix of the Estate of Richard T Wallace (aka Richard Trent Wallace) by Order of Probate in the Seventh Circuit Court for Davidson County, Nashville, Tennessee at Docket No. 23P-351 and conveys the subject property herein in accordance with the Last Will and Testament of Richard Trent Wallace.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

This property, known as 341 Elysian Fields Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 16 DAY OF June, 2023.

Estate of Richard T. Wallace (aka Richard Trent Wallace)

BY: Robin Harrison

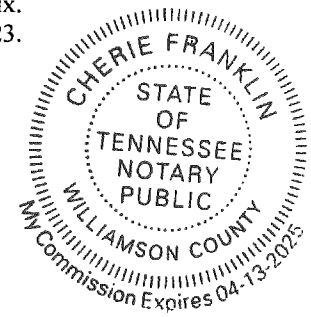
Robin Harrison, Executrix

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Robin Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executrix of The Richard Trent Wallace Estate (aka Richard Trent Wallace), the within named bargainor, and that she as such Executrix executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Executrix.

Witness my hand this 16 day of June, 2023.

Notary Public My Commission Expires: 4-13-25



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 6/16/2023 (date of document).

Affiant Signature

6/22/2023
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 12th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/7/2027

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27