Karen Johnson Davidson County
Batch# 1018853 DEEDWARR
06/26/2023 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20230626-0048361

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES ON 1/6/2025 DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: MUSIC CITY FINANCIAL, LLC	SEND TAX BILLS TO: MUSIC CITY FINANCIAL, LLC	MAP-PARCEL NUMBERS
(NAME) 828 ROYAL PARKWAY, SUITE 204	(NAME) 828 ROYAL PARKWAY, SUITE 204	08114013500
(ADDRESS) NASHVILLE, TN 37214	(ADDRESS) 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, **Anthony K. Etheridge, Reginald Etheridge, Marilyn E. Gross**, 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 GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 48 on the Revised Plan of Fisk Park, as of record in Book 2331, Page 114, Register's Office for said County.

Said Lot No. 48 fronts 60 feet on the west side of 24th Avenue North, and extends back 109.4 feet on the northerly line and 120.5 feet on the southerly line, to a dead line in the rear, which it a broken line on which it measures 64.8 feet.

Being the same property conveyed to Anthony K. Etheridge, Reginald Etheridge and Marilyn E. Gross, a 1/3 interest, by virtue of that certain Affidavit of Heirship Deed dated August 12, 2021, and being of record at Instrument No. 20210921-0126880 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Floyd Christopher Etheridge and wife, Mary B. Etheridge by virtue of WArranty Deed dated February 20, 1968 at Book 4214, Page 694 in the said Register's Office. Floyd Christopher having pre-deceased Mary B. Etheridge on/or about July 11, 1988. Mary B. Etheridge having deceased on/or about September 7, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1509 24th Ave N Nashville, TN 37208
(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 hand this 23rd day of June, 2023.

Anthony K. Etheridge

Reginald Etheridge

Reginald Etheridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Anthony K. Etheridge and Reginald Etheridge**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of June, 2023.

Notary Public
My Commission Expires: 1-6-25

SARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

Witness my hand this 23rd day of June, 2023.

Marilyn E. Gross

STATE OF Maryland
COUNTY OF Prince George's

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Marilyn E. Gross**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of June, 2023.

Notary Public
My Commission Expires: 10/9/2024

ERIC D WOLLEY
Notary Public - Maryland
Prince George's County
My Commission Expires
10/09/2024

Certificate of Authenticity

I, Holly Mason, 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 6/23/23.

Affiant Signature

6/23/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of June, 2023.

Notary's Signature (Notary Seal)

My Commission Expires: 05-09-26

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON