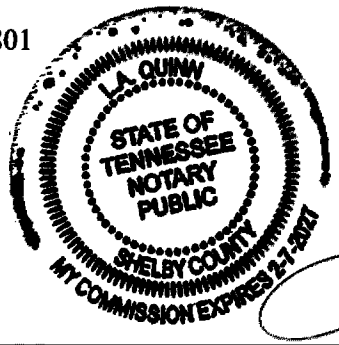
DocuSign Envelope ID: B949E1E9-35F2-48C0-B7EE-8022E90649F8

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-23-1733



State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $251,255.00

Affiant

Subscribed & sworn to before me, this 29th day of June 2023

Notary Public

Property Address: 5205 Roxborough Drive, Hermitage, TN 37076 **Map/Parcel Number:** 098-02-0-012	**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 **29th day of June, 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, **Amy Penny, Personal Representative of The Estate of Michael Kevin Bell, Robert Justin Knight, a single man, Michael Kevin Bell, II, a single man, and Dylan Thomas Bell, a single man** 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. 33 on the Plan of Roxborough Subdivision, as of record in Book 5200, page 63, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael K. Bell and wife, June M. Bell, by Warranty Deed from Terrell R. Muncher and wife, Sara J. Muncher, of record in Instrument No. 20021107-0137654, in the Register's Office of Davidson County, Tennessee, dated October 18, 2002 and recorded on November 07, 2002. The said June M. Bell died on or around February 6, 2019, leaving her husband, Michael K. Bell as sole surviving tenant by the entirety. The said Michael K. Bell having since died intestate on or around September 3, 2022, Robert Justin Knight, Michael Bell, II, and Dylan Bell convey the subject property herein as the surviving heirs of Michael K. Bell, as evidenced by Affidavits of Heirship being simultaneously recorded herewith.

Karen Johnson Davidson County
Batch# 1021765 DEEDWARR
07/03/2023 07:57:30 AM 6 pgs
Fees: $33.00 Taxes: $929.64
20230703-0050410

DocuSign Envelope ID: BD5DF915-66C8-4B5D-85FB-9C71158B7D91

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 Hermitage**, 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 _____ day of June 2023

GRANTOR:

DocuSigned by:
_____
Robert Justin Knight

DocuSigned by:
_____
Michael Kevin Bell, II

DocuSigned by:
_____
Dylan Thomas Bell

The Estate of Michael Kevin Bell

By: _____
Amy Penny, Personal Representative

STATE OF TENNESSEE
COUNTY OF Shelby

On this 6/23/2023 **day of** _____**, 2023, before me by audio-video communication personally appeared, Robert Justin Knight and Dylan Thomas Bell, 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 6/23/2023 **day of** _____**, 2023.**

DocuSigned by:
_____
Notary Signature

My commission expires:

DocuSign Envelope ID: BD5DF915-66C8-4B5D-85FB-9C71158B7D91

STATE OF TENNESSEE
COUNTY OF Shelby

On this 6/27/2023 day of _____, 2023, before me personally appeared Michael Kevin Bell, II, 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 6/27/2023 day of _____, 2023.

DocuSigned by:

_____
Notary Signature

My commission expires:

Notarized Online Using Audio Video Communication

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 Hermitage**, 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 _____ day of June 2023

GRANTOR:

_____
Dylan Thomas Bell

_____
Robert Justin Knight

The Estate of Michael Kevin Bell

_____
Michael Kevin Bell, II

By: _____
Amy Penny, Personal Representative

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 2023, before me personally appeared, Robert Justin Knight, Michael Kevin Bell, II and Dylan Thomas Bell, 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 _____ day of _____, 2023.

_____
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF Benton

On this 22 day of June, 2023, before me personally appeared Amy Penny, Personal Representative of The Estate of Michael Kevin Bell, 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 22 day of June, 2023.

Makisha Holland
Notary Signature
My commission expires: Feb 28, 2027



My Commission Expires Feb. 28, 2027

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 29th, 2023 (date of document).

Affiant Signature

June 29th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 29th 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