Karen Johnson Davidson County
Batch# 1023690 DEEDWARR
07/07/2023 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20230707-0052085

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-23-1481

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

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed & sworn to before me, this 7th day of July, 2023

Notary Public

My Commission Expires:

Property Address: 2011 12th Avenue North, Nashville, TN 37208 **Map/Parcel Number:** 081-07-0-555	**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 7th **day of July, 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, **Dennis R. Sweatt, Jr, a married man, as his 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, Being Lot B on the Resubdivision of Lots 5 and 6, Ira Crandall's Subdivision of Lots 4 and 15 Buena Vista, as of record in Plat Book 4460, Page 102, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dennis R. Sweatt, Jr., by Quitclaim Deed from Dennis R. Sweatt, Jr., and Denies R. Sweatt, Sr., (also Known as Dennis R. Sweat, SR.), of record in Instrument No. 20030815-0118075, in the Register's Office of Davidson County, Tennessee, dated August 13, 2003 and recorded on August 15, 2003.

Grantor avers subject property was used for investment purposes and was never his marital residence.

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**, 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 7 day of July 2023

GRANTOR:

Dennis R. Sweatt JR.
Dennis R. Sweatt, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 **day of** July **, 2023, before me personally appeared Dennis R. Sweatt, Jr, 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 7 **day of** July **, 2023.**

Notary Signature
My commission expires:
12-16-2025

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 July 7th, 2023 (date of document).

Affiant Signature

July 7th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 7th day of July, 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