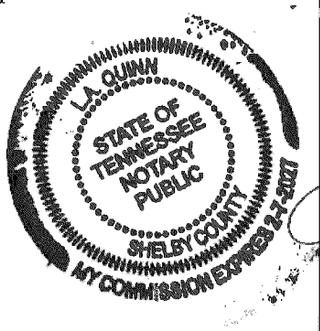
Karen Johnson Davidson County
Batch# 1038322 DEEDWARR
08/15/2023 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,248.75
20230815-0063424

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-23-1960



State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $337,500.00

Affiant

Subscribed & sworn to before me, this 11th day of August, 2023

Notary Public

My Commission Expires:

Property Address: 2608 Ennis Road, Nashville, TN 37210 **Map/Parcel Number:** 119 07 0 080.00	**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 **11th day of August, 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, **John Mote, Jr., 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. 67 on the plan of Laurel Acres, of record in Plat Book 2133, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John Mote, Jr., by Quitclaim Deed from Winnona J. Mote, of record in Instrument No. 20080605-0057938, in the Register's Office of Davidson County, Tennessee, dated May 23, 2008 and recorded on June 5, 2008.

Being the same property conveyed to John Mote Jr and wife, Winnona Mote, by Warranty Deed from Myrtle S. Lambos, of record in Instrument No. 20030429-0057360, in the Register's Office of Davidson County, Tennessee, dated April 25, 2003 and recorded on April 29, 2003.

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 Nashville**, 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 9 day of August 2023

GRANTOR:

John Mote, Jr.

John Mote, Jr.

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 9 day of August, 2023, before me personally appeared John Mote, 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 9 day of August, 2023.

Lisa K R Wagner

Notary Signature
My commission expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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 August 11th, 2023 (date of document).

Affiant Signature

August 15th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 15th day of August, 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