Karen Johnson Davidson County
Batch# 1039387 DEEDWARR
08/17/2023 10:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,183.08
20230817-0064167

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845001

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $319,750.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2023.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY 7703 North Lamar Blvd #205 Austin, TX 78752	MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY 828 Royal Parkway, Ste 204 Nashville, TN 37214	Tax Parcel ID No. 082-03-0-335.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lauren E. Cooper and Meryl K. Kraft, tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 93, as shown on the map entitled Plan of Sharpe and Horn's First Addition to Northeast Nashville, of record in Book 57, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KEITH KRAFT AND MICHAEL COOPER, AS TENANTS IN COMMON, by deed from SAVANNAH LAUDERDALE AND HUSBAND, FLOYD LAUDERDALE, of record in Instrument No. 20011105-0121237, dated October 31, 2001, said Register's Office.

MICHAEL COOPER conveyed his interest to LAUREN E. COOPER by quitclaim deed of record in Instrument No. 20020730-0091450, dated July 30, 2002, said Register's Office.

KEITH KRAFT conveyed his interest to MERYL K. KRAFT, by quitclaim deed of record in Instrument No. 20070718-0085597, dated July 18, 2007, said Register's Office.

Said property was never the marital residence of Grantors

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 record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 082-03-0-335.00.

Matters shown on the Plan of record in Plat Book 57, page 152, said Register's Office.

This is improved property located at 1106 Stainback Avenue Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2023.

Meryl K. Kraft

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Meryl K. Kraft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th 15th day of August, 2023.

Sandra A. Wemple
Notary Public

SANDRA A. WEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9-8-25

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2023.

Lauren E. Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren E. Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2023.

Notary Public

My Commission Expires: 9-8-25

SANDRA A. WEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 15th, 2023 (date of document).

Affiant Signature

August 16th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 16th 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