WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2023.

Notary Public

COMMISSION EXPIRES: 1-6-2025

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 6, 2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1039388 DEEDWARR
08/17/2023 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $889.85
20230817-0064171

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Financial, LLC,	Same As New Owner	090G-A-013.08-000
(NAME)	(NAME)	
828 Royal Parkway		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, we, **Frank Westmoreland, Kennetha Patterson, Raymond Westmoreland, and Thaddeus Nesby,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Financial, LLC, LLC, a Texas Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Haynes Manor, Section 1 of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Raymond Whitley and wife, Mary G. Whitley, by Warranty Deed from W. C Allen and wife, Irene N. Allen, filed for record on August 18, 1965 in Book 3924, page 885, Register's Office for Davidson County, Tennessee. Mary G. Whitley died October 13, 2012, leaving the property to her husband, Raymond Whitley, surviving tenant by the entirety. Raymond Whitley died testate on August 3, 2019, leaving said property to, Raymond Edward Whitley and Tina Whitley pursuant to Last Will and Testament of Raymond Whitley. Raymond Edward Whitley died intestate on July 18, 2014, leaving his interest of said property to his heirs at law, Adam Whitley and Crystal Whitley Bonner as evidence by the Affidavit of Heirship, filed for record as Instrument No. ___202308170064169_____, Register's Office for Davidson County, Tennessee. Tina Whitley McGee died intestate on June 11, 2023, leaving her interest of said property to her heirs at law, Frank Westmoreland, Kennetha Patterson, Raymond Westmoreland, and Thaddeus Nesby. as evidence by the Affidavit of Heirship, filed for record as Instrument No. ____202308170064168_____, said Register's Office. Quitclaim Deed conveying property from Adam Whitley and Crystal Whitley to Frank Westermoreland, Kennetha Patterson, Raymond Westmoreland and Thaddesu Nesby, filed for record as Instrument No. _202308170064170_____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **730 Moormans Arm Road** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) (State) **37207** (Postal Zip)

File No.: 6723-23
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 our hands this 16th day of August, 2023.

Frank Westmoreland

Kennetha Patterson

Ray Westmoreland

Thaddues Nexby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Frank Westmoreland,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 16th day of August, 2023.

Notary Public

Commission Expires: 1-6-2025

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Kennetha Patterson,** 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 16th day of August, 2023.

Notary Public

Commission Expires: 1-6-2025

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Ray Westmoreland,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as he free act and deed for the purposes therein contained.

WITNESS my hand and seal this 16th day of August, 2023.

Notary Public

Commission Expires: 1-6-2025

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Thaddues Nesby** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that hey executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 16th day of August, 2023.

Notary Public

Commission Expires: 1-6-2025

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
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Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on this the 16th day of August, 2023.

Signature 08/16/2023

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. the 16th day of August, 2023.

Notary's Signature

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

My Commission Expires: 09/08/2025

202308170064171