WARRANTY DEED

Karen Johnson Davidson County
Batch# 1043461 DEEDWARR
08/28/2023 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230828-0067066

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$350,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MEMORIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 933 E. Trinity Lane, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Financial LLC	new owner	Parcel ID: 041-07-0-090.00
(NAME) 3962 Lawing Dr.	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carrie Ann Carlton and Christopher Scott Bistline, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Music City Financial LLC, a Texas Limited Liability Company**, hereinafter called the Grantees, their heirs 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. 18 on the Plan of Bell Valley of record in Plat Book 3500, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Marydale Drive, the common corner of Lots Numbers 18 and 19, thence on a line between said lots Northwardly 138.1 feet to a point on the Southerly line of Lot Number 17; thence on a line between Lots Numbers 17 and 18 Eastwardly 108.2 feet to a point on the Westerly margin of Lawing Drive; thence along said margin Southwardly 99.72 feet a concrete monument marking the beginning of a curve; thence around said curve 38.0 feet to a concrete monument; thence along the Northerly margin of Marydale Drive Westwardly 115.7 feet to the point of beginning.

Being the same property conveyed to Carrie Ann Carlton and Christopher Scott Bistline, wife and husband from James A. Hallman, III and wife, Terri A. Hallman, formerly known of record as Terri A. Hall by Warranty Deed,

dated November 5, 2015 and recorded November 25, 2015 in Instrument No. 20151125-0119482, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3962 Lawing Dr., Nashville, TN 37207

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 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 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 23rd day of August, 2023

Carrie Ann Carlton

Carrie Ann Carlton

Christopher Scott Bistline

Christopher Scott Bistline

STATE OF Texas

COUNTY OF Johnson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Carrie Ann Carlton and Christopher Scott Bistline, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

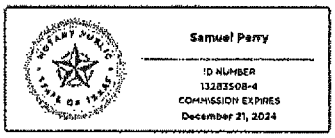
Witness my hand and official seal, this the 23rd day of August, 2023.

Samuel Perry

Notary Public

My Commission Expires: 12/21/2024

(SEAL)



Notarized online using audio-video communication

Certificate of Authenticity

I, Holly A Mason, 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 8/23/23.

Affiant Signature

8/23/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of August, 2023.

Notary's Signature

(Notary Seal)

CARA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25