Karen Johnson Davidson County
Batch# 1045668 DEEDWARR
09/01/2023 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,174.75
20230901-0068988

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

CRT File No. 230845567

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $317,500.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2023.

Notary Public
My Commission Expires: 9/7/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Music City Financial LLC 828 Royal Parkway, Suite 204 Nashville, TN 37214	New Owner 828 ROYAL PKWY #204 NASHVILLE, TN 37214	Tax Parcel ID No. 115 01 0 015.00

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, **Keith W. Witt, Executor of the Estate of Ellen R. Witt** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Music City Financial LLC, a Texas Limited Liability Company**, ("Grantees"), 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 No. 30 on the plan of Brook Meade Addition, Section II, of record in Book 2663, Page 59, Register's Office for said County.

SAID Lot No. 30 fronts 185.0 feet on the easterly margin of Rodney Drive and extends back 226.0 feet on the northerly line and 217.5 feet on the southerly line to a broken line in the rear, measuring 197.9 feet thereon.

Being the same property conveyed to Kenneth W. Witt and wife, Ellen R. Witt, by virtue of that certain Warranty Deed dated April 4, 1986, and being of record at Instrument No. Book 6823, Page 346 in the Register's Office of Davidson County, Tennessee. Kenneth W. Witt having pre-deceased Ellen R. Witt on/or about August 3, 2020. Ellen R. Witt having passed on/or about March 10, 2022. Probate open of record in the Circuit Court of Davidson County, Tennessee at Docket No. 22P607.

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.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brook Meade Addition, Section II, as recorded in Plat Book 2663, Page(s) 59.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2797, Page 95.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1012 Rodney Drive Nashville TN 37205

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 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 31st day of August, 2023.

Keith W. Witt, Executor of The Estate of Ellen R. Witt

BY: _____
Keith W. Witt, Executor

STATE OF CALIFORNIA)
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith W. Witt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor for the Estate of Ellen R. Witt, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of August, 2023.

_____
Notary Public
My Commission Expires: JAN 7, 2026

SHAUNTE D. TAYLOR
Notary Public - California
Los Angeles County
Commission # 2386448
My Comm. Expires Jan 7, 2026

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 8/31/23.

Affiant Signature

8/31/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 31 day of August, 2023.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

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