WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,140.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2023.

Notary Public

COMMISSION EXPIRES: 2/7/27

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1045827 DEEDWARR
09/05/2023 10:22:30 AM 6 pgs
Fees: $33.00 Taxes: $685.02
20230905-0069218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Financial, LLC, a Texas Limited Liability Company	Music City Financial, LLC	043-13-0-069
(NAME)	(NAME)	
7708 North Lamar Blvd Suite 205	828 Royal Parkway Suite 204	
(ADDRESS)	(ADDRESS)	
Austin, TX 78752	Nashville, TN 37214	
(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, **Terry L. Bennett, Marvin E. Bennett, Gary E. Bennett, and Mary J. Ashmore,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Financial, 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:

Being Lot No. 64 on Block B, on the plan of Forest Park subdivision in Madison, as of record in Book 843, Page 44, Register's Office for said County.

Said Lot No. 64 fronts 50 feet on the northerly side of Maple Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Marvin Campbell Bennett and wife, Harriet P. Bennett by Deed of record in Book 3221, Page 434 in the Register's Office for Davidson County, Tennessee, dated April 27, 1961 and recorded on May 4, 1963. Marvin Campbell Bennett died on or about February 18, 1988, leaving the said Harriet P. Bennett as the sole surviving tenant by the entirety. The said Harriet P. Bennett having since died testate on or about November 3, 2022. Terry L. Bennett, Marvin E. Bennett, Gary E. Bennett, and Mary J. Ashmore convey the subject property herein as the surviving heirs of Harriet P. Bennett, as evidenced by Affidavit of Heirship recorded in Instrument No. 20230221-0012042, in the Register's Office for Davidson County, Tennessee, and as the beneficiaries listed in the Last Will and Testament of Harriet Virginia Bennett*, attached hereto as Exhibit A.

*Harriet P. Bennett is one and the same person as Harriet Virginia Bennett.

Grantors aver that the property is not the marital homestead of any of them.

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 241 Maple Street (House Number) (Street) (P.O. Address) Madison, TN (City or Town) 37115 (Postal Zip)

File No.: 6851-23

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 30th day of August, 2023.

Grantors:

Terry L. Bennett

Marvin E. Bennett

Gary E. Bennett

Mary J. Ashmore

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Terry L. Bennett, Marvin E. Bennett, Gary E. Bennett, and Mary J. Ashmore, 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 their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2023.

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

NOTARY PUBLIC

Commission Expires:

202309050069218

LAST WILL AND TESTAMENT

OF

HARRIET VIRGINIA BENNETT

I, HARRIET VIRGINIA BENNETT, a resident of Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this instrument as and for my Last Will and Testament as follows:

I.

I hereby revoke all Wills and Codicils heretofore made by me if there be any.

II.

I direct that all my just debts, including my funeral expenses and cost of administration, be paid out of my general estate by my Executor as soon as practical and in the time required by law. To this end, I authorize my Executor to sell any of my property, real, personal or mixed, and to execute all conveyances necessary to effectuate any necessary sales for the orderly administration of my estate. I direct my Executor to pay all estate, inheritance, succession and other death taxes which may be payable by, or chargeable against my estate, or any of the beneficiaries thereof, out of my general estate as an expense of administration without apportionment of pro-ration among the several beneficiaries, legatees and devisees.

III.

I do hereby GIVE, DEVISE and BEQUEATH all of my real, personal and mixed property to my sons, TERRY L, BENNETT, MARVIN E. BENNETT, GARY E. BENNETT and my daughter, MARY J. ASHMORE, in equal shares.

IV.

I nominate and appoint my Son, TERRY L. BENNETT, as Executor of this my Last Will and Testament, and if he is unable or unwilling to serve, I then appoint my Daughter, MARY J. ASHMORE, as alternate Executor of this my Last Will and Testament, and I direct that no bond will be required of either of the above named persons while serving in such capacity. I authorize my Executor and alternate Executor to sell and convey any portion of this my estate, either real, personal or mixed, as may be necessary for the orderly administration of my estate, and I empower said representative to execute deeds and any and all other instruments necessary therefor.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this the 24th day of February, 1988.

Harriet Virginia Bennett
HARRIET VIRGINIA BENNETT

The said HARRIET VIRGINIA BENNETT set her hand to this her Last Will and Testament in the presence of us, the undersigned, who, at her request and in her sight and presence, and in the presence of each other, have subscribed our names hereto as attesting witnesses the day and date first above written.

WITNESSES:

Janice Hill — 310 S. Gallatin Rd, Madison, TN 37115

Norma S. Apple — 310 S. Gallatin Rd, Madison, TN 37115

202309050069218

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

After first being duly sworn to or affirming to, we now make oath of affidavit that the foregoing Last Will and Testament as and for, and that it be acknowledged, shown and declared by her to be her Last Will and Testament in the sight and presence of each of the undersigned, who at her request and in her sight and presence, and in the sight and presence of each other, subscribed and named as attesting witnesses, on this the 24th day of February, 1988, and we further make oath and affidavit that HARRIET VIRGINIA BENNETT was of sound mind and disposing memory, and was more than eighteen (18) years of age, and that each of the witnesses is more than eighteen (18) years of age.

WITNESS

WITNESS

Sworn and subscribed to before me on this the 24th day of February, 1988.

Notary Public

Commission Expires: 7-9-89

202309050069218

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 30th, 2023 (date of document).

Affiant Signature

August 31st, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 31st 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