Karen Johnson Davidson County
Batch# 1053685 DEEDWARR
09/25/2023 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20230925-0075000

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026

(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY	NEW OWNER (NAME)	
316 Hickory Street (ADDRESS)	828 ROYAL PKWY #204 (ADDRESS)	43 13 0 314.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37214 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Stefanie Lynn Badgley, Personal Representative of the Estate of Diane E. Chmelar, 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 and assigns, that 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. 27, Block D, on the plan of Crittenden Estates as of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Diane E. Chmelar by Warranty deed from Joseph C Brashier and wife, Glenda J Brashier of record in Book 9432, page 819, Register's Office for Davidson County, Tennessee, dated 6/20/1994 and recorded on 8/10/1994.

Said Diane E. Chmelar a.k.a Diane Elaine Chmelar died on June 15, 2021. By Order entered July 6, 2023 in Case No. 22PR-35, captioned "In The Estate of Diane Elaine Chmelar, Deceased" the Seventh Circuit Court for of davidson County, Tennessee, Probate Division, divested the within property from the heirs of Diane Elaine Chmelar and ordered the Personal Representative, Stefanie Badgley a.k.a Stefanie Lynn Badgley, to sell the property and make the within conveyance as the act of the Court.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 316 Hickory Street, Madison, TN 37115
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 18th day of September, 2023.

WARRANTY DEED
(Continued)

Stefanie Lynn Badgley, Personal Representative of the
Estate of Diane E. Chmelar

BY: Stefanie Lynn Badgley
Stefanie Lynn Badgley

STATE OF MI :
COUNTY OF Ingham :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stefanie Lynn Badgley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be Personal Representative of the Estate of Diane E. Chmelar, Deceased, and in her capacity as such Personal Representative, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 18th day of September, 2023.

Erica P Lloyd
Notary Public

My Commission Expires: 7-7-2027

ERICA P LLOYD
Notary Public - State of Michigan
County of Ingham
My Commission Expires Jul 7, 2027
Acting in the County of Ingham

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

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 9/18/23.

Affiant Signature

9/21/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 21 day of September, 2023.

Notary's Signature

(Notary Seal)

My Commission Expires: 1-6-25