This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21583-DJ

Karen Johnson Davidson County
Batch# 1054494 DEEDWARR
09/27/2023 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230927-0075800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2023.

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/7/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MUSIC CITY FINANCIAL, LLC 828 Royal Parkway Suite 204 Nashville, TN 37214	New Owner 828 ROYAL PARKWAY, SUITE 204 NASHVILLE, TN 37214	148-13-0-157

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Donald A. Hazlett, a single person**, hereinafter called the Grantor, 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 Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 263 on the Map of Fairlane Park, Section III, of record in Book 2331, Page 145 and 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 263 fronts 118 feet on the south side of Fairlane Drive and runs back 279.5 feet on the west line and 197 feet on the east line, to a dead line in the rear on which it measures 113.2 feet thereon.

Being the same property conveyed to Donald A. Hazlett, a single person by Warranty Deed from Frank L. Hartman and wife, Margaret M. Hartman, dated July 10, 1974, recorded July 12, 1974, of record in Book 4833, page 921, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Donald A. Hazlett ("Principal") by Valerie S. Blanks pursuant to the Power of Attorney of record in Instrument Number 20230926-0075593, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **309 Fairlane Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 26th day of September, 2023.

GRANTOR:

Donald A Hazlett by Valerie S Blanks, his Attorney-In-Fact
Donald A. Hazlett by Valerie S. Blanks, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Valerie S. Blanks the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Donald A. Hazlett ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 26th day of September, 2023.

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

EXHIBIT "A"
TO Warranty Deed

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Valerie Blanks
Affiant

WITNESS my hand and seal at office this 26th day of September, 2023.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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 9/26/23.

Affiant Signature

9/26/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 26 day of Sept., 2023.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

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