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Karen Johnson Davidson County
Batch# 1056819 DEEDWARR
10/03/2023 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20231003-0077738

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Ste. 801
Memphis, TN 38119
Phone: 901-881-8800
File No: TN-23-2133

L.A. QUINN
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-7-2027

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed & sworn to before me, this 26th day of September, 2023

Notary Public

My Commission Expires:

Property Address: 914 S. Dickerson Road, Goodlettsville, TN 37072 **Map/Parcel Number:** 025-16-0-017	**Name & Address of New Owner** Music City Financial, LLC 7703 N. Lamar Blvd #205, Austin, TX 78752	**Send Tax Bills To:** Music City Financial, LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214

Effective as of **29th day of September, 2023**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Lallie W. Lane, a widow** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Music City Financial, LLC, a Texas Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Map of Goodlettsville Heights, Section III, as of record in Plat Book 1835, Page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 118 feet on the Easterly margin of Dickerson Road (U.S. Highway 41-E) and extends back between lines 307.3 feet on the Northerly line and 286.2 feet on the Southerly line to a dead line in the rear measuring 119.6 feet thereon.

Being the same property conveyed to L. D. Lane, Jr. and wife, Lallie W. Lane, by Warranty Deed from Jesse A. Walsh, a single man, of record in Book 2279, Page 325, in the Register's Office of Davidson County, Tennessee, dated May 24, 1954 and recorded on May 25, 1954. The Said L. D. Lane, Jr. died on January 27, 2013, leaving the Lallie W. Lane as surviving tenant by the entirety.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2023 Davidson County**, and **2023 City of Goodlettsville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 26th day of September 2023

GRANTOR:

DocuSigned by:
Lannie W. Lane by Lillie Wilson Rossiter, her Attorney-In-Fact
EF[illegible]

Lannie W. Lane by Lillie Wilson Rossiter, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Shelby

On this 26th day of September, 2023, before me personally appeared before me by audio-video communication Lillie Wilson Rossiter as attorney in fact for Lannie W. Lane, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of September, 2023.

DocuSigned by:
[signature]
A[illegible]

Notary Signature
My commission expires:

L.A. QUINN
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 7, 2027

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 September 29th, 2023 (date of document).

Affiant Signature

October 3rd, 2023
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 3rd day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/7/2027

NOTARY'S SEAL

