RETURN TO:
PREMIER ESCROW, LLC
4361 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Name and Address of New Owner
Music City Financial, LLC
2302 Maplecrest Drive
Nashville, TN 37214

Send Tax Bills To
New Owner

This Instrument Prepared By
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 08411021000

Karen Johnson Davidson County
Batch# 1058970 DEEDWARR
10/09/2023 10 42 55 AM 2 pgs
Fees $13 00 Taxes $1,350 50

20231009-0079237

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dennis L. Morrow, an unmarried man** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Financial, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee

Land in Davidson County, Tennessee, being all of Lot No 262 on the Plan of Maplecrest, as shown by plat appearing of record in Plat Book 1835, Pages 27-28, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot

Being the same property conveyed to Dennis L Morrow and Tonya Marie Morrow, husband and wife by Quitclaim Deed from Dennis L Morrow, dated July 27, 2021, of record in Instrument No 20210729-0101949, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Dennis L Morrow, a single man by Warranty Deed from Joan D Ostrander, an unmarried individual, dated January 8, 2018, of record in Instrument No 20180110-0003323, Register's Office for Davidson County, Tennessee Final Decree of Divorce filed in Davidson County, Tennessee Circit Court Case No 23D453 divest Tonya Marie Morrow of her right, title and interest in subject property and shall vest to Dennis L Morrow fee simple and absolute title

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Improved property known as 2302 Maplecret Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of October, 2023.

(SEAL)
Dennis L Morrow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of October, 2023, before me personally appeared Dennis L Morrow, 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 5th day of October, 2023

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires 11.3.2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of October, 2023

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires 4/27/2025