WARRANTY DEED

Karen Johnson Davidson County
Batch# 1063020 DEEDWARR
10/19/2023 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20231019-0082180

LR-SELL-23-1316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Financial, LLC	New Owner	
(NAME)	(NAME)	**120-09-0-169.00**
7703 N Lamar Blvd. STE 205		
(ADDRESS)	(ADDRESS)	
Austin, TX 78752		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAMONA DONALDSON-CARNEY, UNMARRIED AND CHERYL DONALDSON, SINGLE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 5D56, on the plan of Glengarry Park, Section 5D, of record in Plat Book 3600, Page 36, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mattie J. Donaldson by Warranty Deed from Steven O. Burney and wife, Marcella K. Burney, dated August 22, 1994 and recorded August 25, 1994 in Book 9445, Page 913, Register's Office of Davidson County, Tennessee.

Mattie J. Donaldson having become deceased on or about April 26, 2021; Affidavit of Heirship in Instrument No. 20220331-0037393, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2023, a lien now due and payable, but not yet delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 36, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3675, Page 278, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1316 Winthorne Drive, Nashville, Tennessee 37217-2413**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th DAY OF OCTOBER, 2023.

Ramona Donaldson-Carney

Cheryl Donaldson
By: Romona Donaldson-Carney, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAMONA DONALDSON-CARNEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAMONA DONALDSON-CARNEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that they are the Attorney in Fact for CHERYL DONALDSON, and are authorized by CHERYL DONALDSON to execute this instrument on their behalf. Pursuant to Power of Attorney of Record in Book_____, and Page(s)_____, Register's Office for Davidson County, Tennessee.

202310190082178

Witness my hand and official seal, this the 18th of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 October 18, 2023.

Affiant Signature

10/18/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of October, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026