Name and Address of New Owner:
Music City Financial, LLC
1909 Heiman Street
Nashville, TN 37208

Send Tax Bills To:
Music City Financial, LLC

Karen Johnson Davidson County
Batch# 1068164 DEEDWARR
11/03/2023 09:41:30 AM 5 pgs
Fees: $28.00 Taxes: $707.66
20231103-0086175

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081-15-0-451

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, **Darlene Stephens, and Phillip McEwen, Jr**, "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 Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 62 on the plan of George Shields' First Addition to North Nashville as of record in Book 57, page 62, Register's Office for Davidson County, Tennessee. Said Lot No. 62 fronts 50 feet on the southerly side of Heiman Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Abraham S. McEwen and wife, Mary L. McEwen, by Warranty Deed dated April 6, 1953 from Leon Gilbert, an unmarried man, recorded April 8, 1953 in the Register's Office.

Abraham S. McEwen predeceased his wife, and Mary L. McEwen. Mary McEwen also passed away leaving her heirs at law as stated in Affidavit of Heirship of record as Instrument no 20231102-0085977. said Register's Office.

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 31st day of October, 2023.

Darlene Stephens _____(SEAL)
Darlene Stephens

_____(SEAL)
Phillip McEwen, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2023, before me personally appeared Darlene Stephens ~~and Phillip McEwen, Jr.~~ 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 31st day of October, 2023.

_____
Notary Signature
My commission expires: 3/3/25

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 31st day of October, 2023.

_____(SEAL)
Darlene Stephens

_____(SEAL)
Phillip McEwen, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2023, before me personally appeared ~~Darlene Stephens and~~ Phillip McEwen, Jr, 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 31st day of October, 2023.

_____
Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $191,260.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of October, 2023.

Notary Public
My commission expires: 3/3/25
File No. 2023-6378-DL

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 10/31/2023 (date of document).

Regina Sullo
Affiant Signature

November 3, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 3rd day of November, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026