BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1078951
12/06/2023 10:20:50 AM
Fees: $13.00 Taxes: $1,028.59

Davidson County
DEEDWARR
2 pgs

20231206-0094229

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,997.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025 (AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maichel Basilious	Same as New Owner	
(NAME)	(NAME)	
4025 Paper Birch Dr.		075-10-0-135.00
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAICHEL BASILIOUS, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 72 as shown on the plan of Hermitage Estates of record in Book 3300, Page 70 and 71, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Debra Roshelle Glenn, by Warranty Deed from Jerry H. Chaffin and wife, Anna Ruth Chaffin, of record in Instrument No. 20150825-0085855, Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 25, 2015. Debra Roshelle Glenn died on or about June 6, 2022. Probate Case 22P-1843. Heather Dowell has been appointed as personal representative for the Estate of Debra R. Glenn, deceased.

Agreed Order of Compromise and Settlement of record in Docket No. 22-1400-I in the Chancery Court for Davidson County, Tennessee.

Being the same property conveyed to Gary Eugene Tyler by Quitclaim Deed of record in Instrument No. 20231206-0094226 **Register's Office for Davidson County, Tennessee.**

Being the same property conveyed to Music City Financial, LLC by Warranty Deed of record in Instrument No. 20231206-0094228 **Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 8313 Terry Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 30th day of November, 2023

MUSIC CITY FINANCIAL, LLC

BY: N. Viddal

NOAH VIDDAL, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Music City Financial, LLC, and that he as such Authorized Agent of Music City Financial, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Music City Financial, LLC.

Witness my hand and official seal this 30th day of November, 2023.

Commission expires: 4/07/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public