BOX 10-A

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

Karen Johnson
Batch # 1079497
12/07/2023 10:54:29 AM
Fees: $18.00 Taxes: $758.50
Davidson County
DEEDWARR
3 pgs
20231207-0094566

Name and Address of New Owner:
Music City Financial, LLC
3226 Hinkle Drive
Nashville, TN 37218

Send Tax Bills To:
Music City Financial, LLC
3226 Hinkle Drive
Nashville, TN 37218

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

Map & Parcel No: 080-08-0-317

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, **Janette Russell, Rocky Russell and Sharon Russell, heirs to Deborah Marliene Russell**, "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 Texas Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being Lot 5, Hinkle Drive, as shown on the Boardeux Hills Addition Plan, of record in Plat Book 4460, Page 9, Register's Office for said County.

Being the same property conveyed to Deborah Marliene Russell, by Quitclaim Deed dated March 6, 1996 from Joe Edard Randall, Randall Phillips Builders, Inc. recorded March 12, 1996 in Book 9976, Page 46 in the Register's Office.

The said Deborah Marliene Russell having since died on November 22, 2019 being survived by three children, Janette Russell, Rocky Russell and Sharon Russell as attested on Affidavit of Heirships of record in Instrument Number 20231120-0090241 and 20231120-0090242, Register's Office for Davidson County, Tennessee.

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 29th day of November, 2023.

Janette Russell (SEAL)
Janette Russell

Rocky J. Russell (SEAL)
Rocky Russell

(SEAL)
Sharon Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of November, 2023, before me personally appeared Janette Russell, Rocky Russell and Sharon Russell, 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 29th day of November, 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 $205,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Laura Lee
(Affiant)

Sworn to and subscribed before me this
29th day of November, 2023.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires: 4/27/2025
File No. 2023-6506-TS