Karen Johnson Davidson County
Batch# 1081205 DEEDWARR
12/12/2023 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20231212-0095672

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Ste. 801
Memphis, TN 38119
Phone: 901-881-8600
File No: TN-23-25

L.A. QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-7-2027

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $312,000.00

Affiant

Subscribed & sworn to before me, this 11th day of December, 2023

Notary Public

My Commission Expires:

Property Address: 104 Elberta Street, Nashville, TN 37210 **Map/Parcel Number:** 119 05 0 229.00	**Name & Address of New Owner** Music City Financial, LLC 7703 N. Lamar Blvd #205, Austin, TX 78752	**Send Tax Bills To:** Music City Financial, LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214

Effective as of **11th day of December, 2023**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Sue L. Smith, a widow** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Music City Financial, LLC, a Texas Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 128 on the Map of Subdivision of Lots Nos. 3 and 4 and Parts of 5 and 6 Cumberland Nurseries Plan, as of record in Plan Book 332, Page 148, in the Register's Office for said County.

Said Lot No. 128 fronts 50 feet on the Northerly Side of Elberta Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mary Bearden, Trustee, and further conveyed to Roy E. Smith and wife, Sue L. Smith, as tenants by the entirety, by Quit Claim Deed from Roy E. Smith, of record in Book 5120, Page 427, in the Register's Office of Davidson County, Tennessee, dated February 28, 1977 and recorded on March 02, 1977. The said Roy E. Smith since died on May 08, 2020, leaving Sue L. Smith as surviving tenant by the entirety.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2024 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 7 day of December 2023

GRANTOR:

Sue L. Smith

Sue L. Smith

STATE OF TENNESSEE
COUNTY OF Sumner

On this 7 day of December, 2023, before me personally appeared Sue L. Smith, 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 7 day of December, 2023.

Notary Signature
My commission expires: 3-2-25

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 December 11th, 2023 (date of document).

Affiant Signature

December 12th, 2023
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 12th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/7/2027

NOTARY'S SEAL

