Name and Address of New Owner:
Music City Financial LLC

Karen Johnson Davidson County
Batch# 1081233 DEEDWARR
12/12/2023 12:14:30 PM 4 pgs
Fees: $23.00 Taxes: $797.35
20231212-0095707

Send Tax Bills To:
828 Bayai Pkwy # 201
Nashville, TN 37214
Music City Financial
This Instrument Prepared By:
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No:
095 02 0A 130.00

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, **Renee Mechele Gentry and James Michael Odom, as tenants in common** , "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:

Land in Davidson County, Tennessee, being Unit No. 62 on the Plan of Cottage Place Condominiums, filed as Exhibit C to and established by the Master Deed of record in Book 6520, Page 745 and amended in Book 6569, Page 212, Book 6636, Page 722 and Book 6902, Page 829. Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Renee Mechele Gentry and James Michael Odom, as tenants in common by Deed dated September 20, 2023 from Estate of Redith Christine Hodges, Renee Mechele Gentry, Executrix, recorded September 26, 2023, in Instrument Number 202309260075618, in the Official Records of Davidson County, Tennessee.

This is improved (X) or unimproved ( ) property, known as: 130 Cottage Place, Nashville, TN 37214

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

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 5th day of December, 2023.

James Michael Odom

Renee Mechele Gentry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 5th day of December, 2023, before me personally appeared James Michael Odom and Renee Mechele Gentry, 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 5th day of December, 2023.

Sarah K. Hudson
Notary Signature
My commission expires: 10/05/2026

SARAH K HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 05, 2026

AFFIDAVIT OF VALUE

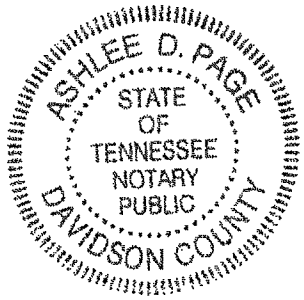
STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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 $215,500.00, 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
5th day of December, 2023.

Notary Public
My commission expires: 9/7/2026
File No. 2023-11-3478



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 December 5, 2023.

Affiant Signature

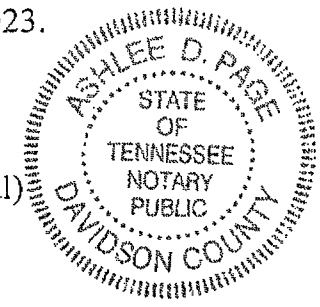
12/5/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of December, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026