Karen Johnson Davidson County
Batch# 1086072 DEEDWARR
12/27/2023 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20231227-0099515

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-23-2660

DEREK TRUELOVE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires on 03/04/2024

State of TN
County Davidson

The actual consideration or value, whichever is greater, for this transfer is $303,000.00

Affiant

Subscribed & sworn to before me, this 21 day of December, 2023

Notary Public

My Commission Expires: 3.4.24

Property Address: 909 Matthews Avenue, Nashville, TN 37216 **Map/Parcel Number:** 061 11 0 022.00	**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 **27th 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**, David Slaughter and Karen L. Slaughter, husband and wife** 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, Lot No. 14 in Curley Manor, of record in Plat Book No. 1835, Page 73, of recorder's office, being also known as 909 Matthews Avenue, as indicated on survey dated April 13, 1974.

Being the same property conveyed to David Slaughter, a single person, by Warranty Deed from Terry George, a single person, of record in Book 5122, Page 300, in the Register's Office of Davidson County, Tennessee, dated March 03, 1977 and recorded on March 09, 1977.

Karen L. Slaughter joins for the purpose of conveying any and all rights she may have arising from his/her marriage to Grantor, including homestead. Spouse does not join in the warranties and covenants of this deed.

David Slaughter is one and the same person as Henry David Slaughter

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 **2023 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 21 day of December 2023

GRANTOR:

David Slaughter

Karen L. Slaughter

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21 **day of** December**, 2023, before me personally appeared David Slaughter and Karen L. Slaughter, 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 21 **day of** December**, 2023.**

Notary Signature
My commission expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

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 27th 2023 (date of document).

Affiant Signature

December 27th, 2023
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 27th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/7/2027

NOTARY'S SEAL

