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

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1086454 DEEDWARR
12/29/2023 09:24:27 AM 2 pgs
Fees: $13.00 Taxes: $1,629.85

20231229-0100021

G-FSBO-23-5641

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2023.

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BOX 10-A

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Financial, LLC	**Same as New Owner**	
(NAME)	(NAME)	**103-06-0-164.00**
7703 N Lamar Blvd. Suite 205		
(ADDRESS)	(ADDRESS)	
Austin, TX 78752		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ETHEL FORD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Brookside Courts Addition No. 2, of record in Plat Book 1835, Page 47, Register's Office for said County.

Said Lot No. 65 fronts 75 feet on the Southerly side of Knob Road and fronts 115 feet on the Easterly side of Kendall Drive said frontages being joined by a curve having a length of 39.27 feet and extends back 100 feet on the Southerly line and 140 feet on the Easterly line, to a point of intersection.

Being the same property conveyed to Ethel Kaye Smallmon by Quitclaim Deed from Robert Smallmon and wife, Zane Smallmon of record in Instrument No. 20120717-0062755 Register's Office for Davidson County, Tennessee, dated June 26, 2012 and recorded on July 17, 2012.
Being the same property conveyed to Robert Smallmon and wife, Zane Smallmon by Warranty Deed from Janet Rosenfield, Trustee of the Sioux Casa Trust U/A/D and U/A/D 7/13/04 of record in Instrument No. 20051012-0123039 Register's Office for Davidson County, Tennessee, dated September 30, 2005 and recorded on October 12, 2005.

Ethel Kaye Smallmon is now known as Ethel Ford.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 47, Register's Office for Davidson County, Tennessee.
- Permanent Easement for Driveway purpose of Book 6247, Page 2, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5641 Knob Road, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF DECEMBER, 2023.

Ethel Ford

Ethel Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ETHEL FORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of December, 2023.

Notary Public
My Commission Expires
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

