This instrument was prepared by:
Foreman Watson Land Title, LLC
604 Three Springs Road
Bowling Green, KY 42104
BG-23-2385(T)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is 195,000.00.

Karen Johnson Davidson County
Batch # 1089237 **DEEDWARR**
01/08/2024 09:27:32 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20240108-0001374

Sworn to and subscribed before me this 8 day of January, 2024.

Affiant

Notary Public

KATIE LEE RICE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY MY COMMISSION EXPIRES 7-28-2025

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Music City Financial, LLC 7703 N. Lamar Blvd. Ste 205 Austin TX 78752	NEW OWNER	162-10-0-150.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lucy Ray, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Music City Financial, LLC, a Texas limited liability company,** hereinafter called the Grantee its successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:.

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Brook View Estates, Section 2 of record in Plat Book 4460, Page 163, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 150 fronts 80.0 feet on the Easterly margin of Amelia Drive and extends back between parallel lines 130.0 feet to a dead line.

Being the same property conveyed to Lucy Ray, unmarried by Warranty Deed from Michael Cohen, unmarried of record in Book 5537, page 739, Register's Office for Davidson County, Tennessee, dated November 30, 1979 and recorded on November 30, 1979.

This is improved property known as **613 Amelia Drive, Antioch, TN 37013.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X__Grantor _____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 2nd day of January, 2024.

Lucy Ray

Lucy Ray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lucy Ray, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of January 2024.

Katie Rice

Notary Public
My Commission Expires:

KATIE LEE RICE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 7-28-2025