# Warranty Deed

Karen Johnson Davidson County
Batch# 1095034 DEEDWARR
01/26/2024 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $576.83
20240126-0005587

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,900.00.

Affiant

Subscribed and sworn to before me, this the 26th day of January, 2024.

Notary Public

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers |
|---|---|---|
| Music City Financial, LLC | New Owner(s) | 136-10-0A-047.00-CO |
| 907 Rivergate Pkwy, Ste C3 | | |
| Goodlettsville, TN 37072 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEANA CHERYL MITCHELL, TRUSTEE OF THE 2011 BOLTON COMMUNITY PROPERTY TRUST DATED JUNE 20, 2011**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 62, as shown on the map entitled Condominium Site Plan, Lots 11-14 and 57-62, Section Three, Priest Lake Forest, of record in Plat Book 5800, page 263, amending Plat Book 5800, page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Beth Bolton, a married person by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States of record in Instrument No. 20080903-0090309 Register's Office for Davidson County, Tennessee, dated August 29, 2008 and recorded on September 03, 2008.

Being the same property conveyed to 2011 Bolton Community Property Trust by Quitclaim Deed from Beth A. Bolton of record in Instrument No. 20110623-0048257 Register's Office for Davidson County, Tennessee, dated June 20, 2011 and recorded on June 23, 2011.

Pursuant to the trust agreement dated June 20, 2011, Jeana Cheryl Mitchell became the Successor Trustee of the 2011 Bolton Community Property Trust when both of the originally designated Trustees passed away.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2826 Lake Forest Drive, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of January, 2024.

***2011 Bolton Community Property Trust dated June 20, 2011***

**By:** Jeana Cheryl Mitchell, Trustee
**Jeana Cheryl Mitchell, Trustee**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeana Cheryl Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the 2011 Bolton Community Property Trust dated June 20, 2011, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said ~~company~~ trust for the purposes therein contained.

Witness my hand and seal this 26th day of January, 2024.

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan 26, 24 (date of document).

Jennifer L. Pennell

January 26, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26 day of Jan, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

