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

WARRANTY DEED

Karen Johnson
Batch # 1106929
03/04/2024 09:52:11 AM
Fees: $13.00 Taxes: $888.00

Davidson County
DEEDWARR
2 pgs

20240304-0014687

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS ~~$240,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2024

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Financial, LLC	OWNER	060-01-0 134.00
(NAME)	(NAME)	
3140 Gwynnwood Dr		
(ADDRESS)	(ADDRESS)	
Nashville , TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JoAnn L. White Revocable Living Trust, dated April 7, 2023,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Music City Financial, LLC,** hereinafter called the GRANTEES, 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. 100 on the Plan of Golden Valley Estates, Section 1 of record in Plat Book 4175, Page 142, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to JoAnn L. White Revocable Living Trust, dated April 7, 2023 by deed of record in Instrument No. 20240226-0012861, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 3140 Gwynnwood Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 29th day of February, 2024.

JoAnn L. White Revocable Living Trust, dated April 7, 2023

By: _____
Maria Anderson, Trustee

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Maria Anderson, with who 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 JoAnn L. White Revocable Living Trust, and that she as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 29th day of February, 2024.

_____
Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024

File No.: 22858

