MARIA JEAN PARKER
Notary Public - Reg. # 7269639
Commonwealth of Virginia
My Commission Expires Sep. 30, 2027

WARRANTY DEED

Karen Johnson
Batch # 1115426
03/27/2024 10:32:21 AM
Fees: $13.00 Taxes: $795.50

Davidson County
DEEDWARR
2 pgs

20240327-0021257

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Kenneth N. Shute
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF MARCH, 2024.

Maria Jean Parker
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MUSIC CITY FINANCIAL, LLC	Same as new owner	
(NAME)	(NAME)	05914016900
3820 Crouch Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Kenneth N. Shute, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS 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, 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. 163 ON THE PLAN OF HAYNES MANOR, SECTION I, OF RECORD IN BOOK 3600, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF CROUCH DRIVE, SAID POINT BEING THE SOUTHERNMOST CORNER OF LOTS 163 AND 164; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE LINE BETWEEN LOTS 163 AND 164, 100 FEET TO A POINT, SAID POINT BEING THE COMMON CORNER OF LOTS 163 AND 164 AND 187; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE LINE BETWEEN LOTS 163 AND 187, 100 FEET TO A POINT IN THE NORTHWESTERLY MARGIN OF WORK DRIVE, SAID POINT BEING THE EASTERNMOST COMMON CORNER OF LOTS 163 AND 187; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY MARGIN OF WORK DRIVE, 75 FEET TO A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF WORK DRIVE; THENCE AROUND A CURVE TO THE RIGHT AT THE INTERSECTION OF WORK DRIVE AND CROUCH DRIVE, SAID CURVE HAVING A LENGTH OF 39.27 FEET AND A RADIUS OF 25 FEET, TO A CONCRETE MONUMENT IN THE NORTHEASTERLY MARGIN OF CROUCH DRIVE; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY MARGIN OF CROUCH DRIVE, 75 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Kenneth N. Shute, by virtue of that certain Quit Claim Deed dated December 22, 2016, and being of record at Instrument No. 20170207-0013010 in the Register's Office of Davidson County, Tennessee. Being the same property previously conveyed to Thomas E. Shute and wife, Kenneth W. Shute by virtue of Warranty Deed dated November 9, 1965 at Book 3960, Page 753 in the said Register's Office. * Thomas E. Shute died on or about November 6, 2001, leaving Kenneth N. Shute as the surviving tenant by the entirety. Kenneth N. Shute and Kenneth W. Shute are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3820 Crouch Dr. 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 hand this 25th day of March, 2024.

Kenneth N. Shute
Kenneth N. Shute

STATE OF Virginia
COUNTY OF Stafford

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kenneth N. Shute**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of March, 2024.

Maria Jean Parker
Notary Public

My Commission Expires: 09/30/2027

MARIA JEAN PARKER
Notary Public - Reg. # 7269639
Commonwealth of Virginia
My Commission Expires Sep. 30, 2027