Karen Johnson
Batch # 1116903
04/01/2024 11:14:30 AM
Fees: $13.00 Taxes: $1,444.85

Davidson County
DEEDWARR
2 pgs

20240401-0022307

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $390,500.00.

Affiant

Sworn to and subscribed before me this 28th day of March, 2024.

Notary Public
My Commission Expires:_____

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

BOX 10-A

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

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Music City Financial, LLC			
315 Lynn Drive	315 Lynn Drive	New Owner	147-01-0-112-00
Nashville, TN 37211-3611	Nashville, TN 37211-3611		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Joyce Dean Brackett, Trustee The Brackett Family Trust dtd July 20, 2018,** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **Music City Financial, LLC, a Texas limited liability company** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

A Certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 371 on the Plan of Caldwell Hall, Section III; as in record in Book 2900, Page 131, Register's Office for said County.

Said Lot fronts 90 feet on the south side of Lynn Drive, and runs back between parallel lines, 162.5 feet to a dead line.

Being the same property conveyed to Paul Richard Brackett and Joyce Dean Brackett, as Trustees of The Brackett Family Trust, Dtd. July 20, 2018 by Quitclaim Deed from Paul Richard Brackett and wife, Joyce Dean Brackett of record in Instrument No. 20180720-0071148 Register's Office for Davidson County, Tennessee, dated July 20, 2018 and recorded on July 20, 2018. The said Paul Richard Brackett having died on March 8, 2021 leaving surviving spouse and trustee, Joyce Dean Brackett.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2024, a lien not yet due and payable and all subsequent years.
Plan of record in Plat Book 2900, Page 131, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 3164, Page 222, in the Register's Office for Davidson County, Tennessee.
The flow of any creeks, streams, or branches across subject property.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 28 day of March, 2024.

Joyce Dean Brackett

Joyce Dean Brackett, Trustee
The Brackett Family Trust

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Joyce Dean Brackett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Brackett Family Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

WITNESS my hand and official seal at Franklin, Tennessee, this the 28 day of March, 2024.

NOTARY PUBLIC
My Commission Expires: 1-5-25

