NEW OWNER:
MUSIC CITY FINANCIAL, LLC
7703 NORTH LAMAR BLVD, #205
AUSTIN, TX 78752

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-0362

Map & Parcel
07508016800

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1124208 DEEDWARR
04/17/2024 02:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20240417-0027510

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Five Thousand and 00/100 Dollars ($295,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KIRSTEN LEWISON MAJOR nka KIRSTEN MAJOR CHAPMAN, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company,** ("Grantee") its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 522, on the Plan of Section Nine, Tulip Grove, of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to THOMAS LEWISON MAJOR, single and KIRSTEN LEWISON MAJOR, single, as joint tenants with rights of survivorship, by Quitclaim Deed from Thomas L. Major a/k/a Thomas Major, an unmarried man, dated March 2, 2016, and of record in Instrument No. 20160307-0021916, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Thomas L. Major a/k/a Thomas Major, an unmarried man, by Warranty Deed from Sam O. Ejiofor and wife, Chinwe A. Ejiofor, dated October 28, 2014, and of record in Instrument No. 20141031-0100358, as corrected by Scrivener's Affidavit, of record in Instrument No. 20180727-0073471, both in the Register's Office for Davidson County, Tennessee. Thomas Lewison Major a/k/a Thomas L. Major a/k/a Thomas Major is now deceased; thus, Kirsten Lewis Major is the surviving tenant in the property described herein.

Kirsten Lewis Major is now known as Kirsten Major Chapman by subsequent marriage.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **683 FRANKFORT DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4675, Page 135, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 15th day of April, 2024.

Kirsten Major Chapman

KIRSTEN MAJOR CHAPMAN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KIRSTEN MAJOR CHAPMAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of April, 2024.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$295,000.00**.

AFFIANT

Sworn to and subscribed to before me this 15th day of April, 2024.

NOTARY PUBLIC

My commission expires: 3.3 2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly + Mason, 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 4/15/24.

Affiant Signature

4/17/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of April, 2024

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25