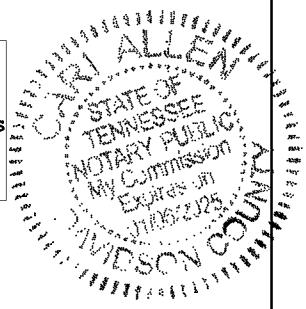
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1125880 DEEDWARR
04/22/2024 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,157.10
20240422-0028826



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $583,000.00

M. Vidal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC, A Texas limited liability company	NEW OWNER	
(NAME)	(NAME)	16003003100
828 Royal Pkwy #204		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **JOHN MARION SPARKS, TRUSTEE OF THE JAMES R. SPARKS AND BEVERLY BROWN SPARKS TRUST U/A/D OCTOBER 31, 2000** ,HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 275 on the Plan of Haileywood Estates, Section VIII, as of record in Book 2854, Page 19, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the northerly margin of Regent Drive, the common corner of Lots Nos. 275 and 276; thence with said margin westerly 61.6 feet to a point; thence around a curve 34.7 feet to a point; thence continuing with said Drive, northwesterly 94.7 feet to a point; thence 51° 47' east 231.3 feet to a point; thence 60° 10' east 8.0 feet to the common rear corner of Lots Nos. 275 and 276; thence southerly with the line between lots, 256 feet to the beginning.

Being the same property conveyed to James R. Sparks and wife, Beverly Brown Sparks, Trustees of the Sparks Joint Revocable Living Trust Agreement U/A/D October 31, 2000 and any successors in Trust and any amendments thereto, by virtue of that certain Quit Claim Deed dated October 31, 2000, and being of record at Instrument No. 20001106-0110044 in the Register's Office of Davidson County, Tennessee. Beverly Brown Sparks resigned as Co-Trustee on April 17, 2024, leaving John Marion Sparks as sole trustee.

Being the same property previously conveyed to James R. Sparks and wife, Beverly Brown Sparks by virtue of Warranty Deed dated May 16, 1969 at Book 4335, Page 498 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

MO2024-540

unimproved
This is improved x property, known as 5401 Anchorage Dr, Nashville, TN 37220
(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 19 day of April, 2024

JAMES R. SPARKS AND BEVERLY BROWN SPARKS TRUST U/A/D OCTOBER 31, 2000

BY: _____

JOHN MARION SPARKS, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, John Marion Sparks with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee of the James R. Sparks and Beverly Brown Sparks Trust U/A/D October 31,2 000 and who further acknowledged that he/she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 19th day of April, 2024.

Commission expires:

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

MO2024-540

Certificate of Authenticity

I, Holly A 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 4/19/24.

Affiant Signature

4/19/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 19 day of April, 2024.

Notary's Signature

(Notary Seal)

CARL ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25