RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-21190-24

Karen Johnson Davidson County
Batch# 1130213 DEEDWARR
05/02/2024 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20240502-0032390

WARRANTY DEED

STATE OF ~~TENNESSEE~~ **FLORIDA**
COUNTY OF **Palm Beach Cty**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Anthony J. Thornton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of APRIL, 2024

Cathy J. Magro
NOTARY PUBLIC **Anthony J Magro**

My commission expires: 9-14-2026

ANTHONY J. MAGRO
Notary Public - State of Florida
Commission # HH 282255
My Comm. Expires Sep 14, 2026
Bonded through National Notary Assn.

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC 907 Rivergate Pkwy, Suite c3 Goodlettsville, TN 37072	Same address as new owner	063-01-0A-001-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED NINETY THOUSAND AND 00/100 Dollars ($490,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANTHONY J. THORNTON, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1461 as established in the Declaration of Covenants, Conditions, and Restrictions for Homes at 1461 Neelys Bend, a horizontal property regime with private elements, of record in Instrument #20161024-0112359, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anthony J. Thornton and spouse, Jeffrey Allen Simons, from Nelson Andrew Beck, married, by Warranty Deed dated July 30, 2018 and recorded August 14, 2018 in Instrument #20180814-0080366, said Register's Office. The said Jeffrey Allen Simons has since deceased on April 21, 2019, leaving Anthony J. Thornton as the sole owner being the surviving spouse.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 1461 Neelys Bend Road, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 30th day of April, 2024

GRANTOR(S)

Anthony J. Thornton

STATE OF FLORIDA
COUNTY OF Palm Beach Cty

Personally appeared before me, a Notary Public, Anthony J. Thornton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of APRIL, 2024.

ANTHONY J. MAGRO
Notary Public - State of Florida
Commission # HH 282255
My Comm. Expires Sep 14, 2026
Bonded through National Notary Assn.

Notary Public

Anthony J Magro

Printed Notary Name

My commission expires: 9-14-2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 30, 24 (date of document).

Jennifer L. Pennell

May 1, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of May, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

