This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1130529 DEEDWARR
05/03/2024 07:33:30 AM 8 pgs
Fees: $43.00 Taxes: $684.50
20240503-0032432

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $185,000

Affiant Signature

Subscribed and sworn to before me on this the 30 Day of April, 2024.

Notary Public

My Commission expires 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
Music City Financial, LLC
7703 North Lamar Blvd #205,
Austin, TX 78752
SEND TAX BILLS TO:
Music City Financial, LLC
7703 North Lamar Blvd #205,
Austin, TX 78752
MAP AND PARCEL NUMBER: 08007004100

WARRANTY DEED
24NT00393

Effective the 29th Day of April, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James O. Davidson II, 1/3 interest and Rafeal Jackson, 1/6 interest, as heirs-at-law of Helen Louise Davidson, Deceased AND Terry Sellers, 1/6 interest and Darrell Sellers, 1/6 Interest, as heirs-at-law of Delois Sellers-Patton, Deceased AND Floyd W. Robinson, 1/12 interest and Stephanie Davidson, 1/12 interest, as heirs-at-law of Kenya Deanne Robinson, deceased.

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,** Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 518 on the Plan of Bordeaux Hills, Section 6, as of record in Book 3842, page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helen M. Davidson from Neal O. Jones, by Warranty Deed dated 02/15/1968 and recorded 02/23/1968 in Book 4213, page 882, Register's Office of said County.

Helen M. Davidson AKA Helen Louise Davidson died 10/04/1997, leaving her heirs-at-law as follows, as evidenced by affidavits of heirship recorded as document no 20240425-0029952 AND 20240425-0029954, Register's office for Davidson County, Tennessee: Delois O. Sellers-Patton, James O. Davidson II, Rafeal Jackson & Kenya Deanne Robinson.

Delois Sellers-Patton died 11/31/2021, her 1/3 interest passes to her heirs-at-law as follows, as evidenced by affidavits of heirship recorded as document no 20240425-0029953 AND 20240425-0029955, Register's office for Davidson County, Tennessee: Terry Sellers & Darrell Sellers.

Kenya Deanne Robinson died 09/20/2022, her 1/6 interest passes to her heirs-at-law as follows, as evidenced by affidavits of heirship recorded as document no 20240425-0029950 AND 20240425-0029951, Register's Office for Davidson County, Tennessee: Floyd W. Robinson & Stephanie Davidson.

This is an improved property commonly known as: 3316 Panorama Dr, Nashville, TN 37218-3017

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 29 day of APRIL, 2024

James O. Davidson II

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James O. Davidson II,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of APRIL, 2024.

Notary Public

My Commission expires: 1/25/26.

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Rafeal Jackson aka Raphael D Jackson

Rafeal Jackson

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rafeal Jackson,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

04/29/2024 01:56 PM CDT

Witness my hand, at office, this _____ day of _____, _____.

Edward Hunsberger Sr

Notary Public

My Commission expires: 1/25/26 / _____.

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

Terry Sellers

Terry Sellers

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Terry Sellers**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward Hunsberger Sr

Notary Public

My Commission expires: 1/25/26 / _____.

NOTARY PUBLIC

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Darrell Sellers

Darrell Sellers

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Darrell Sellers,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2024.

Notary Public



My Commission expires: 09/21/2026.

Floyd W. Robinson

Floyd W. Robinson

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Floyd W. Robinson,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

04/29/2024 03:44 PM CDT

Witness my hand, at office, this _____ day of _____, _____.

Edward Hunsberger Sr

Notary Public

My Commission expires: 1/25/26.

NOTARY PUBLIC

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Stephanie Davidson

Stephanie Davidson

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Stephanie Davidson,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

04/29/2024 02:00 PM CDT

Witness my hand, at office, this _____ day of _____, _____.

Edward Hunsberger Sr

Notary Public

My Commission expires: 1/25/26 / _____.

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

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 ~~May~~ April 30, 2024.

Affiant Signature

5/2/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of May, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026