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

Karen Johnson Davidson County
Batch# 1130573 DEEDWARR
05/03/2024 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20240503-0032491

WARRANTY DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 11-28-26

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
Lockwood Estates, LLC 207 Rose Hill Dr. Goodletsville, TN 37072	Same address as new owner	063-01-0A-001-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED TWENTY THOUSAND AND 00/100 Dollars ($520,000.00) 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, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LOCKWOOD ESTATES, LLC, A TENNESSEE 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 Music City Financial, LLC, by deed from Anthony J. Thornton, unmarried, dated April 30, 2024, and of record in Instrument No. 20240502-0032390, said Register's office.

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 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)

Music City Financial, LLC, a Texas Limited Liability Company

By: N. Viddal
Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

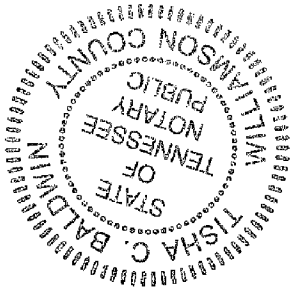
Personally appeared before me, a Notary Public, of said County and State, Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Music City Financial, LLC, within named bargainor and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Authorized Agent.

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

Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires: 11-28-24



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 Apr 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

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 26, 2026