Karen Johnson Davidson County
Batch# 1136094 DEEDWARR
05/16/2024 02:17:30 PM 4 pgs
Fees: $23.00 Taxes: $3,626.00
20240516-0036474

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-3208-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $980,000.00.

Affiant

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

Subscribed and sworn to before me, this the 15th day of May, 2024.

Notary Public
My Commission Expires: 9/30/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Music City Financial, LLC 828 Royal Pkwy # 204 Nashville, TN 37214	New Owner	115 11 0 062.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Geraldine Pletcher, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Music City Financial, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, theirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 293 on the Plan of WEST MEADE FARMS INC., SECTION "L", as of record in Plat Book 2133, Page 53, Register's Office for said County.

Said Lot 293 fronts 123.2 feet on the Westerly side of Brook Hollow Road and runs back 316.1 feet on the Northerly line and 317.2 feet on the Southerly line, to a dead line, measuring 135.3 feet theron.

Being the same property conveyed to Robert E. Pletcher and wife, Geraldine Pletcher, by Warranty Deed from Henry Bryan Hays and wife, Mary Bell Hays, of record in Book 4254, Page 666, in the Register's Office of Davidson County, Tennessee, dated July 16, 1968, and recorded on July 26, 1968. The said Robert E. Pletcher died on November 22, 2020, leaving Geraldine Pletcher as surviving tenant by the entirety.

This Instrument executed on behalf of Geraldine Pletcher ("Principal") by Paul H. Pletcher pursuant to the Power of Attorney of record in Instrument Number 20210315-0035939, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **605 Brook Hollow Road, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2024.

GRANTOR:

GERALDINE PLETCHER BY PAUL H. PLETCHER, HER ATTORNEY-IN-FACT

Geraldine Pletcher by Paul H. Pletcher, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul H. Pletcher the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Geraldine Pletcher ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

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

Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202405160036474

EXHIBIT "A"
TO Warranty Deed
From: Geraldine Pletcher
To: Music City Financial, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

5-15-24
Affiant

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

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202405160036474

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 15, 2024.

Affiant Signature

5/15/24
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

