WARRANTY DEED

Karen Johnson Davidson County
Batch# 1139267 DEEDWARR
05/24/2024 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,119.25
20240524-0038936

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MEMORIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Financial, LLC	NEW OWNER	098-05-0A-160.00
(NAME)	(NAME)	
205 Hallford Place	828 Royal Pkwy #204	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Mary C. Able, a single person,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Music City Financial, LLC,** hereinafter called the GRANTEE(S), his/her/their 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. 118 on the Plan of Revision One, Section Five, Hampton Hall of record in Instrument No: 200007280074425, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Scott Elzy and Mary C. Elzy. husband and wife by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated 03/26/2001, of record in Instrument No. 20010328-0029699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary C. Elzy by Quitclaim Deed from David Scott Elzy, dated 02/09/2004, of record in Instrument No. 20040303-0024358, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary C. Able, a single person by Quitclaim Deed from Mary C. Able who acquired Title as Mary C. Elzy, a single person, dated 01/24/2009, of record in Instrument No. 20090203-0009073, Register's Office for Davidson County, Tennessee.

The said Mary C. Able and Mary C. Elzy, being one and the same person.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 205 Hallford Place, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 22nd day of May, 2024.

MARY C. ABLE

BY Ruth Joan Winner HER ATTORNEY-IN-FACT

Mary C. Able by Ruth Joan Winner, her attorney in fact

State of GEORGIA
County of FAYETTE

Personally appeared before me, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared ~~Robert~~ RUTH JOAN WINNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **Mary C. Able,** and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 22nd day of May, 2024.

Notary Public

My Commission Expires: 11/4/2025

JOHN P JOINER
Notary Public, Georgia
Spalding County
My Commission Expires
November 04, 2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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 22, 2024.

Affiant Signature

5/22/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of May, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

