RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-21749-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1139583 DEEDWARR
05/28/2024 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20240528-0039066

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of May, 2024

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, 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	080-08-0-373

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($185,000.00) 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, **TERENCE ANTHONY SHARPE, INDIVIDUALLY, AND KEVIN LAMONTE PETWAY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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**, 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 Lot No. 45 on the Plan of Bordeaux Hills Addition, of record in Book 4460, page 9, 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 Terence Anthony Sharpe, individually, and Kevin Lamonte Petway, as joint tenants with right of survivorship, from Terence Anthony Sharpe, Administrator of the Estate for Mildred Estella Simmons, aka Mildred Simmons, in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville-Davidson County Docket No. 21P662, by Administrator's Quitclaim Deed dated October 1, 2021 and recorded November 12, 2021 in Instrument #20211112-0150553, said Register's Office. Terence Anthony Sharpe and Kevin Lamonte Petway are the only two heirs at law of Mildred Estella Simmons as evidenced in the affidavits and the court documents in said probate estate.

Being the same property conveyed to Robert Owens and Lucile Owens from Randall Phillips Builders, Inc., by Deed dated December 1972 and recorded December 8, 1972, in Book 4663, page 99. The said Robert Owens died intestate November 7, 1973, survived by his two children Isaac Willie Owens and Lucile Owens, as evidenced by Affidavit of Heirship of record in Book 8471, page 654, and being the same property conveyed solely to Lucile Owens by Deed from Isaac

Willie Owens of record in Book 8238, page 320. The said Lucille Owens, aka Lucille Owens Smith, having died December 13, 1996. Lucille Owens Smith, by the provisions of her Last Will and Testament dated May 22, 1991, bequeathed to Mildred Simmons her interests in the subject parcel of real estate. Said Last Will and Testament was admitted to probate in the Probate Court for said County, Docket No. 97P-44, January 8, 1997, and is recorded in Will Book 210, page 552, Probate Cleark's Office for said County. The said Lucille Owens Smith was an unmarried person at her death, her husband having predeceased her.

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: 3219 Leawood Drive, Nashville, TN 37218.

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 23rd day of May, 2024

GRANTOR(S)

Kevin Lamonte Petway

Terence Anthony Sharpe

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Kevin Lamonte Petway and Terence Anthony Sharpe, 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 23rd day of May, 2024.

I. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

I. Scruggs
Printed Notary Name

My commission expires: 11/06/2024

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 May 23, 24 (date of document).

Jennifer L. Pennell

May 23, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of May, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

