WARRANTY DEED

Karen Johnson Davidson County
Batch# 1146773 DEEDWARR
06/13/2024 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20240613-0044339

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF June 2024.

Notary Public

MY COMMISSION EXPIRES: 6/23/26 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MUSIC CITY FINANCIAL, LLC	New Owner	
(NAME)	(NAME)	06113000500
828 Royal Parkway St 204		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Nettie Holt, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC**, a Texas limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 118 on the Plan of Shepardwood, Section 2, a plat of which is of record in Plat Book 4460, Page 66, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David R. Holt et ux Nettie M. Holt, by virtue of that certain Deed dated August 3, 1977, and being of record at Book 5180, Page 417 in the Register's Office of Davidson County, Tennessee. David R. Holt having deceased on/or about May 3, 2020 leaving Nettie M. Holt as the remaining tenant by the entirety. Nettie M. Holt is one and the same as Nettie Holt.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 2589 Bethwood Dr. Nashville, TN 37207
(unimproved)
(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 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. 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 my hand this 12th day of June, 2024.

Nettie M. Holt by Sherrie Martin her Attorney-In-Fact
Nettie Holt, By Sherrie Martin, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said State and County, Sherrie Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Nettie Holt and acknowledged that she executed the same as the free act and deed of the said Nettie Holt.

WITNESS my hand and official seal at office this 12th day of June, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires On
01/06/2025
DAVIDSON COUNTY

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 June 12, 24 (date of document).

Jennifer L. Pennell

June 12, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

