Karen Johnson Davidson County
Batch# 1146832 DEEDWARR
06/13/2024 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20240613-0044415

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$200,000.00** (Two Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 31st day of May, 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES: 3/11/2026

CASSIE TUCKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 03-11-26

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Music City Financial, LLC 7703 N. Lamar Blvd. #205 Austin, TX 78752	Music City Financial, LLC 828 Royal Parkway, Suite #204 Nashville, TN 37214	04315025700

WARRANTY DEED

FOR AND IN 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, I/WE, **JIM G. HARPER, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS 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. 127 ON THE PLAN OF ARROWHEAD ESTATES, SECTION II, AS OF RECORD IN BOOK 5050, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 127 FRONTS 55 FEET ON THE SOUTHERLY MARGIN OF WARRIOR ROAD AND RUNS BACK BETWEEN LINES 202.03 FEET ON THE EASTERLY SIDE LINE AND 202.88 FEET ON THE WESTERLY SIDE LINE AT THE REAR MEASURING 48.97 FEET THEREON.

Being the same property conveyed to Richard Joseph DeSlover, an unmarried man and Jim G. Harper, an unmarried man, by Warranty Deed from Paul W. Gannon and wife, Rita W. Garrison, of record in Instrument No. 20070410-0042660, in the Register's Office for Davidson County, Tennessee, dated April 02, 2007 and recorded on April 10, 2007. Richard Joseph DeSlover and Jim G. Harper married on May 14, 2009. Richard Joseph DeSlover died, intestate, on or about April 25, 2014 in Davidson County, Tennessee, vesting his interest in the subject property in his surviving heir, Jim G. Harper, as evidenced by the Affidavits of Heirship being recorded simultaneously herein.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **256 WARRIOR ROAD** **MADISON, TN 37115**

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), their heirs and 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), 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.

LTSR Number: GTE File: 2024047128

WITNESS, this 31st day of May, 2024

Jim G. Harper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of May, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jim G. Harper** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 31st day of May, 2024.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

LTSR Number:

GTE File: 2024047128

Tennessee Certification of Electronic Document

I, Alan Alsobrook, 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 05/31/2024 (date of document).

Affiant Signature

6/13/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 13 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27