WARRANTY DEED

Karen Johnson Davidson County
Batch# 1152328 DEEDWARR
06/28/2024 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240628-0048617

LR-NW-23-3835

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-3-2025 (AFFIX SEAL)

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MELANIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Music City Financial, LLC	**Same as New Owner**	
(NAME)	(NAME)	**069-11-0-059.00**
828 Royal Parkway, Suite 204		
(ADDRESS)	(ADDRESS)	
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 consideration, the receipt of which is hereby acknowledged, **LYNN M. LAWSON, ADMINISTRATOR OF THE ESTATE OF DOROTHY JEAN LAWSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of the M.W. Brown Farm, and described according to a survey prepared by T.R. Sanford on August 19, 1954, as follows:

Beginning at a spike in the center of the Hydes Ferry Pike, said point being south 46 degrees 15 minutes east 76.6 feet from a spike opposite the southerly margin of a 25 foot lane; thence south 43 degrees 45 minutes west 436 feet to an iron pin; thence south 46 degrees 15 minutes east 96.2 feet to an iron pin; thence north 43 degrees 45 minutes east 436 feet to an iron pin in the center of Hydes Ferry Pike; thence with the center of said Pike North 46 degrees 15 minutes west 96.2 feet to the point of beginning.

Being the same property conveyed to Hal E. Bridges and wife, Dorothy C. Bridges by Warranty Deed from Walter C. Young and wife, Era G. Young of record in Book 2346, page 585, dated March 15, 1955 and recorded March 17, 1955, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorothy Coleman Bridges by Quitclaim Deed from Hal E. Bridges of record in Book 5199, page 887, dated September 22, 1977 and recorded September 22, 1977, Register's Office for Davidson County, Tennessee.

Dorothy Coleman Bridges has since deceased on or about June 19, 2003. See Affidavit of Heirship of record in Instrument No. 20110127-0007561, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorothy Jean Lawson by Quitclaim Deed from Patricia Bridges Armstrong dated February 24, 2011, and recorded March 02, 2011 in Instrument No. 20110302-0016738, Register's Office for Davidson County, Tennessee.

The said Dorothy Jean Lawson died intestate on May 26, 2023, her estate duly entered for probate in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, bearing Docket No. 23P1634.
See Order entered September 14th, 2023 under bearing Docket No. 23P1634, appointing Lynn M. Lawson as Administrator of the Estate of Dorothy Jean Lawson.
See subsequent Order entered December 14th, 2023 under bearing Docket No. 23P1634, bringing subject property into the Estate of Dorothy Jean Lawson in order to satisfy debts
See subsequent Amended Order entered June 10th, 2024 under bearing Docket No. 23P1634, approving the sale of real property by Lynn M. Lawson, Administrator Dorothy Jean Lawson, being simitanelously recorded in Instrument No. 20240628004861 6, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2024, a lien due and payable, but not delinquent.
- Subject to all matters, as shown on survey prepared by T.R. Sanford on August 19, 1954.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 3966, Page 107, Register's Office for Davidson County, Tennessee.
- Subject to the right-of-way of Hydes Ferry Road and unnamed lane.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3835 Hydes Ferry Road, Nashville, Tennessee 37218-2655**.

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. 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/our hand(s) this the 26 DAY OF JUNE, 2024.

Estate of Dorothy Jean Lawson

BY: Lynn Lawson

Lynn M. Lawson
Administrator

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned Notary Public, personally appeared LYNN M. LAWSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the ADMINISTRATOR of the ESTATE OF DOROTHY JEAN LAWSON, the within named bargainor, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the ESTATE OF DOROTHY JEAN LAWSON as ADMINISTRATOR.

Witness my hand and official seal, at office, this 26 day of June, 2024.

Notary Public

My Commission Expires: 10/25/2027

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 June 25, 2024.

Affiant Signature

6/25/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of June, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

