WARRANTY DEED

Karen Johnson Davidson County
Batch# 1153154 DEEDWARR
07/01/2024 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $667.85
20240701-0049587

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Financial, LLC	New Owners	128-13-0A-170.00
(NAME)	(NAME)	
828 Royal Pkwy #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 considerations, the receipt of which is hereby acknowledged, I, **Janelle Denise Howard as Successor Trustee of the David Duggan Carter Revocable Trust dated November 28, 2023,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Music City Financial, LLC,** hereinafter called the GRANTEE(S), its 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 Unit No. 170 of Westfield, a horizontal property regime established by Master Deed of record in Book 6678, Page 771, and amended in Book 6736, Page 110 and further amended in Book 6801, Page 962, Book 6831, Page 982 and in Book 7271, Page 256, the Plan of which is of record in Book 6250, Page 590, and the first revision thereof in Book 6250, page 748, as further shown and described in an amended document of record in 6831, Page 682, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to David D. Carter. unmarried by Warranty Deed from Suzanne Bishop, dated 03/30/2001, of record in Instrument No. 20010409-0034274, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David D. Carter, Trustee of the David Duggan Carter Revocable Trust dated November 28, 2023 by Quitclaim Deed from David D. Carter, dated 11/28/2023, of record in Instrument No. 20231221-0098299, Register's Office for Davidson County, Tennessee. The said David Duggan Carter having died on June 13, 2024.

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 ☒ 170 Westfield Drive, Unit 170, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2361278
Warranty Deed TN

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 28th day of June, 2024.

Janelle Denise Howard, Successor Trustee to the David Duggan Carter Revocable Trust dated November 28, 2023

Janelle Denise Howard, Successor Trustee to the
David Duggan Carter Revocable Trust dated November 28, 2023

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janelle Denise Howard as Successor Trustee of the David Duggan Carter Revocable Trust dated November 28, 2023, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of June, 2024.

Lynn J Babcock

Notary Public
My Commission Expires: 12-21-2024

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

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 28, 2024.

Affiant Signature

6/28/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of June, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

