Karen Johnson Davidson County Batch# 1154129 DEEDWARR 07/03/2024 01:38:30 PM 6 pgs Fees: $33.00 Taxes: $925.00 20240703-0050387 Recording Information	**STATE OF TENNESSEE** **COUNTY OF ~~WILLIAMSON~~ DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $250,000.00. Affiant Subscribed and sworn to before me, this 3rd day of July, 2024. Notary Public My commission expires: 9/7/2024

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Music City Financial, LLC	**New Owner**	**081-10-0-110.00**
828 ROYAL PKWY #204	828 ROYAL PKWY #204	
NASHVILLE, TN 37214	NASHVILLE, TN 37214	

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, WE, **Anita Furlow, Herman A. Christian, III, Betty Mitchell, Brenda Bowers, Linda Chapman, Antonio Elliott, Evette Wray, and Karen Dawson**

HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, 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. 37 on the map of Cobb's Subdivision of Lot 6 of the subdivision of Harding's Bosley Tract, as of record in book 161, Page 155, Register's Office for said County.

Said Lot No. 37 fronts 50 feet on the southerly side of Santi, formerly Yarbrough Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Herman A. Christon and wife, Evonne Christon by Installment Deed from T. M. Stacey and wife, Georgia V. Stacey, dated April 27, 1955, of record in book 2397, page 178, Register's Office for Davidson County, Tennessee. The Grantees names were misspelled in the Installment Deed as is explained in the Deed of Trust of record in Book 10405, Page 426, Register's Office for Davidson

County, Tennessee; their correct names were Herman A. Christian and Evonne Christian. Herman A. Christian died January 18, 2006 and title vested in Evonne Christian. Evonne Christian died January 1, 2024. By intestate law her estate is now vested in Herman A. Christian, III, Anita R. Furlow, Betty J. Mitchell, Brenda D. Bowers, Linda Y. Chapman, Karen G. Dawson, Antonio Elliot, and Evette Wray; who are the Grantors under this instrument.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 161, Page 155, Register's Office for Davidson, Tennessee.
c. All other easements and restrictions of record.

This conveyance is further 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, and (5) other matters of public record.

This is improved property known as 2521 Santi Avenue, Nashville, TN 37208.

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 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.

This instrument may be signed in multiples and counterparts and the sum of the parts shall constitute one original.

Witness my/our hand(s) this 2nd day of July, 2024.

Anita R. Furlow

Anita R. Furlow

Betty Mitchell

Betty Mitchell

Brenda Bowers

Brenda Bowers

Linda Chapman

Linda Chapman

Evette M Wray

Evette Wray

Karen Dawson

Karen Dawson

Herman A. Christian III by Anita R. Furlow, Attorney in Fact

Herman A. Chrstian, III
By: Anita R. Furlow, Attorney-in-Fact

Antonio Elliott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Evette Wray, Anita R. Furlow, Betty J. Mitchell, Brenda D. Bowers, Karen G. Dawson and Linda Y. Chapman,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2024.

Notary Signature

My commission expires:



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Anita R. Furlow,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Herman A. Christian, III,** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Herman A. Christian, III, and is authorized by Herman A. Christian, III, to execute this instrument on his behalf.

Witness my hand, at office, this 2nd day of July, 2024.

Notary Signature

My commission expires:



STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Antonio Elliott,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of July, 2024.

Notary Signature

My commission expires:

File #: 24-221
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

County, Tennessee; their correct names were Herman A. Christian and Evonne Christian. Herman A. Christian died January 18, 2006 and title vested in Evonne Christian. Evonne Christian died January 1, 2024. By intestate law her estate is now vested in Herman A. Christian, III, Anita R. Furlow, Betty J. Mitchell, Brenda D. Bowers, Linda Y. Chapman, Karen G. Dawson, Antonio Elliot, and Evette Wray; who are the Grantors under this instrument.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 161, Page 155, Register's Office for Davidson, Tennessee.
c. All other easements and restrictions of record.

This conveyance is further 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, and (5) other matters of public record.

This is improved property known as 2521 Santi Avenue, Nashville, TN 37208.

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 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.

This instrument may be signed in multiples and counterparts and the sum of the parts shall constitute one original.

Witness my/our hand(s) this 2nd day of July, 2024.

Anita R. Furlow

Betty Mitchell

Brenda Bowers

Linda Chapman

Evette Wray

Karen Dawson

Antonio Elliott

Antonio Elliott

Herman A. Chrstian, III
By: Anita R. Furlow, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Evette Wray, Anita R. Furlow, Betty J. Mitchell, Brenda D. Bowers, Karen G. Dawson and Linda Y. Chapman,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2024.

_____
Notary Signature

My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Anita R. Furlow,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Herman A. Christian, III,** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Herman A. Christian, III, and is authorized by Herman A. Christian, III, to execute this instrument on his behalf.

Witness my hand, at office, this 2nd day of July, 2024.

_____
Notary Signature

My commission expires:

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Antonio Elliott,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2024.

John Louis Williams Jr.
Notary Signature

My commission expires: 09/10/2024

File #: 24-221
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

NOTARY PUBLIC STATE OF TEXAS
John Louis Williams JR
ID NUMBER
132670064
COMMISSION EXPIRES
September 10, 2024

Electronically signed and notarized online using the Proof platform.

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~~ July 2, 2024.

Affiant Signature

7/2/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of ~~June~~ July, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY