Karen Johnson Davidson County
Batch# 1154429 DEEDWARR
07/08/2024 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20240708-0050811

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/30/2024

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: MUSIC CITY FINANCIAL, LLC	SEND TAX BILLS TO: MUSIC CITY FINANCIAL, LLC	MAP-PARCEL NUMBERS
(NAME) 828 ROYAL PKWY., STE 402	(NAME) 828 ROYAL PKWY., STE 402	05911005800
(ADDRESS) NASHVILLE, TN 37214	(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, **Stephanie Webb, and Tanya Richard, heirs at law of Carolyn Y. Bush** , 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 GRANTEE, 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. 325 on the Plan of Haynes Manor, Section II, as of record in Book 3700, Page 88, Register's Office for said County.

Said lot fronts 72 feet on the northeaSterly side of Cravath Drive and runs back 146.2 feet on the northwesterly line and 151.6 feet on the southeasterly line, to a dead line in the rear on which it measures 53.60 feet.

Being the same property conveyed to Thomas H. Bush and wife, Carolyn Y. Bush, by virtue of that certain Warranty Deed dated April 30, 1968, and being of record at Book 4217, Page 2242 and Deed of Correction at Book 4232, Page 435 in the Register's Office of Davidson County, Tennessee. Thomas H. Bush having deceased on May 2, 1992, leaving Carolyn Y. Bush as the remaining tenant by entirety.

Carolyn Y. Bush having since deceased on January 4, 2024. Stephanie Webb and Tanya Richard established as heirs at law by Affidavits of Heirship of record at Instrument Numbers 202407080050809 **and** 202407080050810 **in the Register's Office of Davidson County, Tennessee.**

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 unimproved x property, known as 3836 Cravath Dr, Nashville, TN 37207
(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 3rd day of July, 2024.

Stephanie Webb

Stephanie Webb

Tanya Richard

Tanya Richard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Stephanie Webb and Tanya Richard,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of July, 2024.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 5, 2024.

Affiant Signature

7/8/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of ~~June~~ July, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026