Karen Johnson Davidson County
Batch# 1174828 DEEDWARR
08/27/2024 01:31:30 PM 4 pgs
Fees: $23.00 Taxes: $2,072.00
20240827-0065888

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MUSIC CITY FINANCIAL, LLC	New Owners	
(NAME)	(NAME)	10501014500
828 Royal Pkwy #204		
(ADDRESS)	(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, **Sherreese G. Dones, Mikela Higgins, Reginald A. Bigham II, Sherreese G. Dones, Trustee of the Testamentary Trust for The Genell Dones Trust, established under the Last Will and Testament of Eleanor A. Gordon, and Sherreese G. Dones, Trustee of the Testamentary Trust for The Micah Ivan Dones Trust, established under the Last Will and Testament of Eleanor A. Gordon**, 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, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 108 on the Plan of M.A. Spurr's Subdivision, as of record in Book 21, Page 83, Register's Office for said County.

Said Lot No. 108 fronts 50 feet ont he west side of 15th Avenue South and extends back between parallel lines, 140.6 feet to an alley.

Being the same property conveyed to Sherreese G. Dones, Reginald A. Bingham, II, Mikela Gordon, Genell Dones and Micah Ivan Dones by virtue of Last Will and Testament of Eleanor Abston Gordon admitted for probate in the Probate Court of Davidson County, Tennessee at Docket No. 23P1043. Certificates of Trust recorded on _____ at Instrument numbers _____20240827006588 5____&_____20240827006588 6_____ register's office for Davidson County, Tennessee.
***Grantors warrant that this property is not their primary residence, and that said property has been used for investment purposes only and was never used as a marital residence. * Mikela Gordon having since been married, is one and the same and now known as Mikela Higgins.**

Being the same property previously conveyed to Eleanor A. Gordon, by virtue of Last Will and Testament of Henry Richard Gordon admitted for probate in the Probate Court of Davidson County, Tennessee at Docket No. 24P511.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1029 15th Ave S. Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Sherreese G. Dones, Trustee of the Testamentary Trust for The Genell Dones Trust, established under the Last Will and Testament of Eleanor A. Gordon

Sherreese G. Dones, Trustee

By: Sherreese G. Dones, Trustee

Sherreese G. Dones, Trustee of the Testamentary Trust for The Micah Ivan Dones Trust, established under the Last Will and Testament of Eleanor A. Gordon

Sherreese G. Dones, Trustee

By: Sherreese G. Dones, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and state, the within named **Sherreese G. Dones** as **Trustee of the Testamentary Trust for The Genell Dones Trust, established under the Last Will and Testament of Eleanor A. Gordon** with whom I am personally acquainted (or proved to me 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 and official seal at office this 23rd day of August, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and state, the within named **Sherreese G. Dones** as **Trustee of the Testamentary Trust for The Micah Ivan Dones Trust, established under the Last Will and Testament of Eleanor A. Gordon** with whom I am personally acquainted (or proved to me 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 and official seal at office this 23rd day of August, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 23rd day of August, 2024.

Sherreese G. Dones
Sherreese G. Dones

Mikela Higgins
Mikela Higgins

Reginald A Bigham II
Reginald A. Bigham II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sherreese G. Dones, Mikela Higgins, and Reginald A. Bigham II**, 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 23rd day of August, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 August 23 2024.

Affiant Signature

8/27/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of August, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY