WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/16/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 11-3-25

Karen Johnson Davidson County
Batch# 1182512 DEEDWARR
09/17/2024 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20240917-0071993

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-13081-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Music City Financial LLC	**NEW OWNER**	162-03-0-244.00
7703 North Lamar Blvd #205	828 Royal Pkwy #204	
Austin, TX 78752	Nashville, TN 37214	

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,

Marie D. Campbell, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Music City Financial LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), 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. 35 on the Plan of Haywood Hills, Section One of record in Plat Book 4460, Page 156, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dan J. Campbell and Marie D. Campbell, his wife by Warranty Deed from William H. Tomlin and Esther Tomlin, his wife of record in Book 5468, page 930, Register's Office for Davidson County, Tennessee, dated July 20, 1979 and recorded on July 20, 1979. Dan J. Campbell having since died on July 21, 2024 leaving sole ownership to Marie D. Campbell as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 517 Danley Court Antioch, TN 37013

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 in 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 on September 16, 2024.

× Marie D. Campbell
Marie D. Campbell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Marie D. Campbell, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 16, 2024.

Notary Public

My Commission Expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2024-13081-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

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 9/16/24.

Affiant Signature

9/16/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 16 day of September, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON