Karen Johnson Davidson County
Batch# 1193017 DEEDWARR
10/11/2024 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20241011-0079120

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number: TN-24-2221

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 10th day of October, 2024.

Notary Public
My Commission Expires: 9/7/2026

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Music City Financial, LLC	NEW OWNER	090-12-0-188.00
828 ROYAL PKWY #204		
NASHVILLE TN 37214		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert A. Parrish, an unmarried man**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Music City Financial, LLC, a Texas Limited Liability Company**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 32_on the plan of Westboro Section 5, of record in Book 3300, page 3 as amended in Book 3309, page 165, Register's Office for said County.

Said Lot No. 32 fronts 50.0. feet on the westerly margin of Westboro Drive and extends back 199.4 feet on the southerly line and 199.3 feet on the northerly line to a dead line in the rear, measuring 50.0 feet thereon.

Being the same property conveyed to Robert A. Parrish by deed from Fannie M. Earle, unmarried, dated October 31, 1986, of record in Book 7031, Page 605, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is __X__ Improved or ____ Unimproved property known as 641 Westboro Drive, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of October, 2024.

Robert A. Parrish

Robert A. Parrish

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert A. Parrish with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at city of Nashville, TN, this 10th day of October, 2024.

Kenton G. Singleton

Notary Public at Large
My Commission Expires: 05-18-2025

KENTON G. SINGLETON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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 October 10 2024.

Affiant Signature

10/11/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of October 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026