WARRANTY DEED

Karen Johnson Davidson County
Batch# 1195289 DEEDWARR
10/18/2024 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,322.75
20241018-0081023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 420 Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MUSIC CITY FINANCIAL, LLC	New Owners	
(NAME) 828 Royal Pkwy #204	(NAME)	08212011700
(ADDRESS) Nashville TN 37214	(ADDRESS)	
(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, **Mose Allen Jobe III**, HEREINAFTER CALLED THE GRANTOR, HAS 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:

Land in Davidson County, Tennessee, being Lot No 166 on the plan of Neil S. Brown's Addition to East Nashville, as of record in Book 57, Page 50, of the Register's Office of Davidson County, Tennessee. Said lot fronts fifty feet on the easterly side of North Ninth Street and runs back between parallel lines 170 feet to an alley, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mose Allen Jobe, III, by virtue of that certain Executor's Deed dated August 29, 2024, and being of record at Instrument No. 20240905-0068234, in the Register's Office of Davidson County, Tennessee. *Grantor warrants that this property is not his primary residence, and that said property has been used for investment purposes only and was never used as a marital residence.

Being the same property previously conveyed to Fred L. Dowell, widower by virtue of Quit Claim Deed dated June 16, 2015 at Instrument No. 20160209-0012490, in the amount of S.00 in the said Register's Office. Fred L. Dowell having passed on/or about July 22, 2023. Probate for Fred L. Dowell in the Circuit Court of Davidson County, Tennessee (Probate Division) at case number 23P2255.

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.

This is unimproved / improved x property, known as 311 N 9th St. Nashville, TN 37206
(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 16th day of October, 2024.

Mose Allen Jobe III

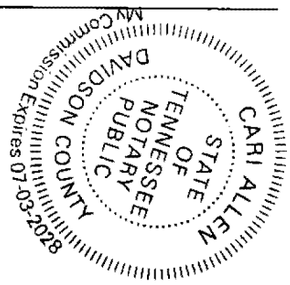
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 16th day of October, 2024.

Notary Public

My Commission Expires: 7-3-28



Certificate of Authenticity

I, Kaye Clark, 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 this 16 day of October, 2024.

K Clark

Affiant Signature

10-16-24

Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

