Karen Johnson Davidson County
Batch# 1195295 DEEDWARR
10/18/2024 11:24:30 AM 5 pgs
Fees: $28.00 Taxes: $925.00
20241018-0081030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of October, 2024.

Notary Public

My commission expires:

(Notary Stamp)

JENNIFER L PENNELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Music City Financial LLC	New Owner	091 05 0 011.00
828 Royal Parkway, Suite 204		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jenny Lynn Simmons and Jacob Ryan Simmons and Serrita Smith and Charles David Thomas as heirs of Jessie Marie Simmons

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Music City Financial LLC, a Texas Limited LiabilityCompany

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Lot 10, Moss Wood Subdivision, as shown on plat of record in Plat Book 2663, Page 102, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Beginning at a point in the southerly margin of James Avenue at the comer of Lots Nos. 9 and 10; thence with the line between said lots, southwardly 111.5 feet to a point; thence westwardly 118.9 feet to a point in the easterly margin of Croley Drive; thence with the margin of said Croley Drive northwardly 45 feet to a concrete monument; thence around a curve in a northeasterly direction 23.7 feet to a concrete monument in the southerly margin of James Avenue; thence with the southerly margin of said Avenue, eastwardly 69.69 feet to the point of beginning.

Being the same property conveyed to Robert T. Simmons and wife, Marjorie L. Simmons by Warranty deed from James Thomas Hizer and wife, Jean Carolyn Hizer of record in Book 4299, page 412, Register's Office for Davidson County, Tennessee, dated January 08, 1969 and recorded on January 08, 1969. Said Marjorie L. Simmons became deceased on December 20, 1989, vesting Robert T. Simmons as surviving tenant.

Being the same property conveyed to Jessie Marie Simmons by Quitclaim deed from Robert T. Simmons of record in Instrument Number 20130208-0013320, Register's Office for Davidson County, Tennessee, dated February 08, 2013 and recorded on February 08, 2013. Said Jessie Marie Simmons became deceased on April 25, 2023, survived by Charles David Simmons, Jenny Lynn Simmons, Serrita Marlene Smith and Jacob Ryan Simmons. Affidavit of Heirship of record in Instrument Number 20230622-0047224, said Register's Office.

This is improved property known as **760 Croley Drive, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of October, 2024.

Charles David Simmons

Serrita Marlene Smith

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, **Charles David Simmons**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of October, 2024.

Notary Public
My Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Serrita Marlene Smith**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of October, 2024.

Notary Public
My Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

SIGNED IN COUNTERPARTS

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of October, 2024.

Jacob Ryan Simmons

STATE OF TENNESSEE
COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Jacob Ryan Simmons**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of October, 2024.

Notary Public
My Commission Expires: 3-19-25

ERIC PAUL SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
BENTON COUNTY

SIGNED IN COUTNERPARTS

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16 day of October, 2024.

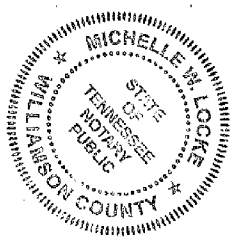
Jenny Lynn Simmons

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Jenny Lynn Simmons**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of October, 2024.

Notary Public
My Commission Expires: 9/14/25



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 16, 24 (date of document).

Jennifer L. Pennell

Oct 17, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 day of Oct, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

