WARRANTY DEED

Karen Johnson Davidson County
Batch# 1236218 DEEDWARR
02/11/2025 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250211-0010237

STATE OF Tennessee
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 7th DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES: June 18, 2028

(AFFIX SEAL)

KRISTEN WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES JUNE 18, 2028

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Music City Financial, LLC	Music City Financial, LLC	041-00-0-062.08
(NAME) 7703 North Lamar Boulevard, #205	(NAME) 828 Royal Parkway, Suite 204	
(ADDRESS) Austin, TX 78752	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Levoy L. Dewey and wife, Cleon Dewey, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Music City Financial, LLC, a Texas Limited Liability Company , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being part of Lot No. 2, on the Map of the Land of K. J. MORRIS, deceased, as of record in Book 57, Page 49, Register's Office for Davidson County, Tennessee, being shown as Tract "D" on a copy of a surveymade by E. L. Miller, Jr. & Co., dated June 01, 1962, and according to said survey is described as follows:

Beginning at an iron pin in the Westerly margin of Lawing Drive located North 17 degrees 45' East 80.0 feet from a concrete monument at the Northeasterly corner of Lot No. 18 on the plan of Bell Knob Subdivision, of record in Book 2854, Page 116, said Register's Office, being the Southeasterly corner of the property described herein; thence North 72 degrees 15' West 271.9 feet to an iron pin; thence North 10 degrees 25' East 38.5 feet to an iron pin; thence North 79 degrees 00' East 134.5 feet to an iron pin; thence South 63 degrees 30' East 161.2 feet to an iron pin in the Westerly margin of Lawing Drive; thence curving slightly with said margin and passing a concrete monument at 39.0 feet Southwesterly a total of 75 feet to the beginning.

Being the same property conveyed to Levoy L. Dewey and Cleon Dewey, by Quitclaim Deed from Wayne L. Dewey and wife, Flora Marie Dewey, of record in Book 10182, Page 813, in the Register's Office of Davidson County, Tennessee, dated August 23, 1996 and recorded on September 09, 1996.

Being the same property conveyed to Levoy Dewey and wife Cleon Dewey, Wayne L. Dewey and Wife, Flora Marie Dewey, by Warranty Deed from Clifton J. Dukes and Wife, Violet L. Dukes, of record in Book 4661, Page 524, in the Register's Office of Davidson County, Tennessee, dated December 01, 1972 and recorded on December 04, 1972.

This Conveyance is subject to (a) all restrictions dedications, conditions, reservations, easements and other matters shown on plat of record at Plat Book 57, Page 49 or record in the Davidson County Register's Office; (b) 2025 and all subsequent years of Davidson County real estate taxes; (c) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 3996 Lawing Drive, Nashville, TN 37207

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of February 2025

Levoy L. Dewey

Cleon Dewey

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of February, 2025, before me personally appeared Levoy L Dewey and Cleon Dewey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of February, 2025.

Notary Signature
My commission expires: 11/08/2028

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

Tennessee Certification of Electronic Document

I, Alan Alsobrook, 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 02/06/2025 (date of document).

Affiant Signature

02/06/2025
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 06 day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27