Prepared by and return to:
Summit Title & Escrow, LLC
6000 Poplar Avenue, Suite 225
Memphis, TN 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 1240573 DEEDWARR
02/25/2025 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20250225-0013938

WARRANTY DEED

Effective as of the 24th day of February, 2025, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Troy Andre Keith, a single man,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Music City Financial, LLC, a Texas Limited Liability Company,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 107, SECTION ONE, TOWNE VILLAGE OF THE COUNTRY as of record in Plat Book 5200, Pages 55 & 56, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Troy Andre Keith, by Warranty Deed from Teresa Reed and husband, Michael Reed, of record in Book 10590, Page 728, in the Register's Office of Davidson County, Tennessee, dated August 29, 1997 and recorded on September 02, 1997.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, TOWNE VILLAGE OF THE COUNTRY, as recorded in Plat Book 5200, Page(s) 55 & 56; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5289, Page 687; Easement for Water and Sewerage, recorded in Book 5866, Page 45, all of record in the Register's Office of **Davidson County**, Tennessee; and **2025 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Davidson County, State of TN on this 21st day of February, 2025.

GRANTORS:

Troy Andre Keith

Troy Andre Keith

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of February, 2025, before me, personally appeared Troy Andre Keith, 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 21st day of February, 2025.

Karen R. Campbell

Notary Signature
My commission expires: Sept. 8, 2025

New Owner Name and Address to: Music City Financial, LLC 828 Royal Parkway, Suite 204 Nashville, TN 37214 Property Address: 3272 New Towne Road Antioch, TN 37013 Mail tax bills to: Music City Financial, LLC 828 Royal Parkway, Suite 204 Nashville, TN 37214 Parcel I.D. Number: 150 07 0 023.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $230,000.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. Marissa Boyett AFFIANT Subscribed and sworn to before me this 24th day of February, 2025. NOTARY PUBLIC Commission expires: 9-23-24

SHANNON D. DAVIS
NOTARY PUBLIC
TENNESSEE
COUNTY OF SHELBY
My Comm. Exp. September 23, 2026

Tennessee Certification of Electronic Document

I, Susan P. Davis, 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 02.24.2025 (date of document).

Affiant Signature

02.24.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 24 day of February, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

