WARRANTY DEED

Karen Johnson Davidson County
Batch# 1276268 DEEDWARR
05/22/2025 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,341.25
20250522-0040273

STATE OF ~~GEORGIA~~ TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

RACHEL K. WILKIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Financial LLC	same as new owner	091 09 0 251.00
(NAME)	(NAME)	
828 Royal Pkwy., Suite 204		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **Ryan Walter Charland, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Music City Financial LLC**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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

BEING Lot No. 10 on the Plan of Corlew Subdivision of the T. M. Nall Subdivision of the B. F. Cockrill Lands, of record in Book 3842, page 165, of the Register's Office of Davidson County, Tennessee, to which plat reference is herby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ryan Walter Charland, an unmarried man from Janice K. Schnell, now known as Janice Butler by Warranty Deed dated June 14, 2017 and recorded on June 15, 2017 in Instrument No. 20170615-0060345, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 547 Stevenson St., 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 Grantee, its successors and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 19th day of May, 2025.

Ryan Walter Charland

STATE OF GEORGIA

COUNTY OF Cobb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ryan Walter Charland, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of May, 2025.

Notary Public

My Commission Expires:

(SEAL)

ERICA SOUTH
NOTARY PUBLIC
Jun 26, 2025
COBB COUNTY
STATE OF GEORGIA

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 5/21/25 (date of document).

Jennifer L Pennell

5/22/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 5/22, 2025.

Rachel K Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

