Karen Johnson Davidson County
Batch# 1280889 DEEDWARR
06/03/2025 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20250603-0043600

STATE OF ~~Tennessee~~ Michigan
COUNTY OF ~~Davidson~~ Wayne

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Marvin Dwayne Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of May, 2025.

Notary Public
MY COMMISSION EXPIRES: 09/15/2027
File No. G25-23062

OKONKWO M JACKSON NOTARY PUBLIC COMM. EXPIRES: 09-15-2027 WAYNE COUNTY STATE OF MICHIGAN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Music City Financial LLC (NAME)	Same as New Owner (NAME)	081-10-0-076-00
828 Royal Parkway, Suite 204 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Marvin Dwayne Woods, Devisee Under the Last Will and Testament of Melvin Booker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Financial, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 18 in the Plan of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts fifty feet on the southerly side of Buchanan Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Melvin Booker by Deed dated May 2, 1985 from Lillian F. Greer, widow, recorded May 2, 1985, in Book 6547, Page 13, in the Register's Office of Davidson County, Tennessee. The said Melvin Booker died testate December 8, 2022. Pursuant to his Last Will and Testament of record in the Seventh Circuit Court of Davidson County, Tennessee, Docket 23P-738, Melvin Booker devised the subject property to his son, Marvin D. Woods. See also Quitclaim Deed to Marvin Dwayne Woods from Mamie Garner of record in instrument 20250507-0035730, Register's Office for said County. **See also Quitclaim Deed to Marvin Dwayne Woods from Tomorraw De-Von Peebles of record in Instrument No. 202506030043599**

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2513 Buchanan St., Nashville, TN 37208.

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. Whenever 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/our hand(s) this 30 day of May, 2025.

The Estate of Melvin Booker

By: Marvin Dwayne Woods, Devisee
Marvin Dwayne Woods, Devisee and as executor for the Estate of Melvin Booker MDW BYDTS

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF ~~DAVIDSON~~ WAYNE

On this 30 day of May, 2025, before me personally appeared Marvin Dwayne Woods, Devisee* of The Estate of Melvin Booker, 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 30 day of May, 2025.

*and Executor

Notary Signature
My commission expires: 09/16/2027

OKONKWO M JACKSON
COMM. EXPIRES
08-15-2027
NOTARY
PUBLIC
WAYNE COUNTY
STATE OF MICHIGAN

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 5/30/25 (date of document).

6/3/25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 6/3, 2025.

Notary's Signature

My Commission Expires: 1/24/2028

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

Notary's Seal