WARRANTY DEED

Karen Johnson Davidson County
Batch# 1289207 DEEDWARR
06/24/2025 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20250624-0049617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-6-29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2025050064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Financial, LLC	New owner	
(NAME)	(NAME)	Map-Par. 071-16-0-235.00
1206 N 7th St		
(ADDRESS)	(ADDRESS)	
Nash, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED FIFTY THOUSAND AND NO/100 Dollars ($850,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MICHELLE SWINGER, a Single Person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MUSIC CITY FINANCIAL, LLC, 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 the southerly 10 feet of Lot No. 193 and all of Lot Nos. 194, 195, and 196, on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to HENRY L. HUDDLESTON, ET UX RHODA HUDDLESTON, by deed from CLARA WEED, HEIR AT LAW OF EARLINE TAYLOR SIMS, DECEASED AND WILLIAM TAYLOR, of record in Book 7244, page 662, dated May 19, 1987, said Register's Office.

RHODA HUDDLESTON further conveyed to HENRY L. HUDDLESTON, by quitclaim deed of record in Instrument No. 20030319-0036291, dated July 17, 2002, said Register's Office.

HENRY L. HUDDLESTON further conveyed to MICHELLE F. SWINGER, by quitclaim of record in Instrument No. 20190219-0014843, dated February 15, 2019, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1206 N 7th St, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Executed by my hand this the 13th Day of June, 2025

Michelle Swinger

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Michelle Swinger personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th Day of June, 2025.

Notary Public

My Commission Expires: May 9, 2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, Holly A. Mason, 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 June 18 2025.

Affiant Signature

6/18/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of June, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026