Karen Johnson Davidson County
Batch# 1300471 DEEDWARR
07/21/2025 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20250721-0057464

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$205,000.00** (Two Hundred Five Thousand).

AFFIANT

Subscribed to and sworn before me this 17th day of July, 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES: 3-6-27

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC (NOTARY SEAL) COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Music City Financial, LLC 1173 Timber Valley Drive Nashville, TN 37214	**SAME AS NEW OWNER**	10811000100

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **RICKY A. FUSON, UNMARRIED** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MUSIC CITY FINANCIAL, LLC, a Texas limited liability company,** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being all of Lot No. 117-A, Zone Lot Division, Lot 43, 116, 117, Section Four, East Lake Subdivision of record in Book 5800, Page 245 and amended in Book 6250, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ricky A. Fuson, unmarried by deed from Johnnie Davis, n/k/a Johnnie Drake and spouse, James Drake, of record in Instrument No. 20080925-0097497, dated September 19, 2008 and recorded September 25, 2008, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1173 TIMBER VALLEY DRIVE** **NASHVILLE, TN 37214**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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, this 17th day of July, 2025

Ricky A. Fuson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of July, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ricky A. Fuson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 17th day of July, 2025.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

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 July 17, 2025.

Affiant Signature

7/17/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

