Karen Johnson Davidson County
Batch# 223563 DEEDWARR
04/30/2019 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20190430-0039496

WARRANTY DEED

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 12/15/21

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zach T. Hodgkiss	New Owner	091024M00200CO
(NAME)	(NAME)	
6204 - B Pennsylvania Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **P & P Development, LLC, a Tennessee Limited Liability Company and Cali Investment Group, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zach ~~K~~ Hodgkiss,** 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: *Thomas

Land in Davidson County, Tennessee, being **Unit B** as shown on Exhibit "B" on the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 6204 Pennsylvania Homes of record in Instrument No. 20170427-0041407, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to P & P Development, LLC, a Tennessee Limited Liability Company and Cali Investment Group, LLC, a Tennessee Limited Liability Company by deed from The Heirs of Pearl Thompson of record in Instrument No. 20170427-0041406, Register's Office for Davidson County, Tennessee. The said P & P Development, LLC, a Tennessee Limited Liability Company thereafter conveyed its interest in said property to P & P Development, LLC, a Tennessee Limited Liability Company and Cali Investment Group, LLC, a Tennessee Limited Liability Company by deed dated April 25, 2017 of record in Instrument No. 20170427-0041410, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6204 - B Pennsylvania Avenue, Nashville, TN 37209
(House Number) (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.

Witness my/our hands this **26th** day of **April, 2019.**

P & P Development, LLC, a Tennessee Limited Liability Company

By: _____ By: _____
Paul L. Riggan, Partner **Paul M. Ziady, Partner**

Cali Investment Group, LLC, a Tennessee Limited Liability Company

By: _____
Paul M. Ziady, Authorized Agent

State of Tennessee)
County of Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Paul L. Riggan and Paul M. Ziady** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged **themselves** to be the **Partners** of **P & P Development LLC, a Tennessee Limited Liability Company** the within named bargainor, and that as such **Partners** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the said Limited Liability Company as **their** free act and deed.

WITNESS my hand this **26th** day of **April, 2019.**

_____
I. Dyke Tatum Notary Public

My Commission Expires: 5/3/2021

State of Tennessee)
County of Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Paul M. Ziady** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged **himself** to be the **Authorized Agent** of **Cali Investment Group, LLC, a Tennessee Limited Liability Company** the within named bargainor, and that as such **Authorized Agent** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the said Limited Liability Company as **his** free act and deed.

WITNESS my hand this **26th** day of **April, 2019.**

_____
I. Dyke Tatum Notary Public

My Commission Expires: 5/3/2021

File No.: 19-HodgkissZach

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/18/2022
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY