WARRANTY DEED

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

File No. DH0005652

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-9-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karisa Locke	New Owner	072-04-0-199
(NAME)	(NAME)	
1406 Ardee Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 274345 DEEDWARR
08/21/2019 09:01:02 AM 2 pgs
Fees: $13.00 Taxes: $1,546.60

20190821-0083801

FOR AND 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, **Thomas Pinckney, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karisa Locke, a married woman,** HEREINAFTER CALLED THE GRANTEE, 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 northerly 66/2/3 feet of Lots Nos. 17 and 24 of Block F on the Map of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 66 2/3 feet on the westerly side of Ardee Avenue and runs back between lines 283 feet on the southerly line and 288 feet, more or less, on the northerly line to a dead line in the rear, measuring 66 2/3 feet thereon.

Being the same property conveyed to Thomas Pinckney, a married man, by Warranty Deed from Jon Crawford Slaughter and wife, Claire S. Slaughter (formerly known as Claire Watson), dated July 9, 2018 recorded July 10, 2018 in Instrument No. 20180710-0066487.

Anna Kay Pickney, wife of Thomas Pickney, joins in the execution of this instrument for the purpose of conveying her marital interest to said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1406 Ardee Avenue, Nashville, TN 37216

(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 hand this 19th day of August, 2019.

Thomas Pinckney
his Attorney in Fact
Thomas Pickney, by Robby Stone, his attorney-in-fact

Anna Kay Pinckney
her Attorney in Fact
Anna Kay Pickney, by Robby Stone, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appreared Robby Stone, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Thomas Pickney and Anna Kay Pickney, and who acknowledged that he/she executed the same as the free act and deed of the said Thomas Pickney and Anna Kay Pickneyby virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. 20190821-0083800, said Register's Office.

Notary Public

My commission expires

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

State of Tennessee
County of Davidson

The undersigned Affiant, being first duly sworn, deposes and states that as of the date of execution of the Instrument herein: (1) the document to which this Affidavit is attached is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown, (2) that this execution is proper and within the scope of the Power of Attorney referenced in this Instrument, and (3) that pursuant to the terms and provisions of T.C.A §34-6-105(c) of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of this Instrument and other Instruments related to this transaction, Affiant had no knowledge or notice of the termination of the Power of Attorney, either by revocation or by the principal's death.

Robby Stone, Affiant

WITNESS my hand and seal this 19th day of August, 2019.

Notary Public
My Commission Expire: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206