WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

A-PMC-19-315

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
PMC Properties, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**075-06-0-122.00**
6112 Terry Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLENDA G DAVIS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PMC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 19 on the Plan of Section 5, Hermitage Estates of record in Plat Book 4175, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald L. Davis and Glenda G. Davis, husband and wife by Warranty deed from Tammy Turner, an unmarried woman of record in Instrument No. 20070904-0105795 Register's Office for Davidson County, Tennessee, dated August 31, 2007 and recorded on September 04, 2007.

The said Donald Lee Davis having since died on May 22nd, 2019 leaving Glenda G. Davis as sole tenant by the entirety.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 67, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4341, Page 247, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **315 Monaco Drive, Hermitage, Tennessee 37076**.

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. 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.

Karen Johnson Davidson County
Batch# 325601 **DEEDWARR**
12/05/2019 01:12:21 PM 2 pgs
Fees: $13.00 Taxes: $521.70

20191205-0125688

Witness my/our hand(s) this the 4 DAY OF DECEMBER, 2019.

Glenda G Davis

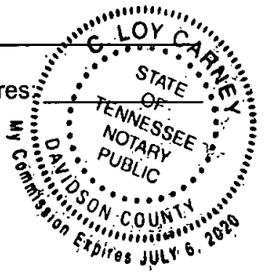
Glenda G Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENDA G DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2019.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212