Karen Johnson Davidson County
Batch# 379553 DEEDWARR
03/31/2020 07:49:30 AM 2 pgs
Fees: $13.00 Taxes: $355.20
20200331-0034161

Name and Address of New Owner:
Realty UP
9804 Glenmore Lane
Brentwood, TN 37027

Send Tax Bills To:
Realty UP
Same

This Instrument Prepared By:
Regina Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081-15-0-631.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **PNWI LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Realty UP LLC, a Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of S.A. Champion's Subdivision of record in Plat Book 161, Page 132, 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 No. 35 fronts 50 feet on the Westerly side of 21st Avenue North and runs back between parallel lines long the North margin of Harding Street 154.1 feet to an alley.

Being the same property conveyed to PNWI, LLC, a Tennessee Limited Liability Company by Warranty Deed from John Holman, Jr., unmarried, Michael Deshawn Adams, unmarried, Michelle Lashawn Adams, unmarried, and Marquis Shakwan Adams, unmarried, recorded on November 01, 2019, and of record in Instrument No. 20191101-0112899, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Holman, Jr., unmarried and Donna F. Adams, unmarried by Warranty Deed from Carolyn L. Shakir, unmarried, of record in Instrument No. 20030317-0034854, Register's Office for Davidson County, Tennessee, dated March 03, 2003, and recorded March 17, 2003, Register's Office for Davidson County, Tennessee.

The said Donna F. Adams died intestate on July 9, 2018. The said property vested at her death to her heirs at law Michael Deshawn Adams, Michelle Lashawn Adams, and Marquise Shakwan Adams, as evidenced by affidavits of heirship of record in Instrument Nos. 20191101-0112896 and 20191101-0112897, Register's Office for Davidson County, Tennessee.

This is improved property known as 1601 21st Avenue North, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of March, 2020.

PNWI LLC, a Limited Liability Company

By: _____
John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellana Lowhorn of the state and county mentioned, personally appeared John A. Bell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of PNWI, the within named bargainor, a Limited Liability Company, and that such John A. Bell, Jr. as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 20th day of March, 2020.

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature

Printed Name: Dellana Lowhorn

My commission expires: 3-8-2021

File No. 2020-1097

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $96,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 20th day of March, 2020.

_____
Notary Public
My commission expires: 3-8-2021

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John A. Bell Jr., 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.

State of Tennessee
County of Davidson

Signature

Personally appeared before me Dellana Lowhorn, a notary public for this county and state, John A. Bell Jr., who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021

Notary's Seal (if on paper)

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY