WARRANTY DEED

Karen Johnson Davidson County
Batch# 393026 **DEEDWARR**
04/29/2020 10:26:50 AM 4 pgs
Fees: $23.00 Taxes: $2,035.00

20200429-0044680

JM-SB-VRES-20-452-506

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

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)
PNI, LLC	**NEW OWNER**	
(NAME) **209 Neelys Bend Road**	(NAME)	**05201031900 AND 05201032000**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(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, **ROSEMARIE D. HOOPER AND DONALD RAYE DEMARCUS, AS CO-EXECUTORS OF THE ESTATE OF VELVA ANN DEMARCUS, AND ROSEMARIE D. HOOPER AND KATHLEEN A DOZIER AND MICHAEL CHAD DEMARCUS AND TERESA DEMARCUS AND DANIEL LEE DEMARCUS AND DONALD RAYE DEMARCUS, INDIVIDUALLY AS THE HEIRS AT LAW FOR VELVA ANN DEMARCUS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PNI, 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:

Tract 1 – 452 Neely Bend Rd. 05201031900
LAND being in the 11th Civil District of Davidson County, Tennessee, being the west half of Lot No. 11 on the Plan of Madison Park Subdivision, of record in Book 421, Page 184, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 11 fronts 100 feet on the southerly side of Neelys Bend Road and runs back between parallel lines as measured from center of said road, 600 feet to a dead line.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is a portion of the property conveyed to Metropolitan Government of Nashville & Davidson County in Instrument Number 20070613-0071075, described as follows:

Right-of-Way Acquisition
BEGINNING at a point on the present right-of-way of Neelys Bend Rd., 24.23 feet right of the centerline station 22+83.98 for project 06-R-02, said point being the Point of Beginning; thence S 84 deg. 35 min. 18 sec. E a distance of 99.40 feet; thence S 05 deg. 30 min. 01 sec. W a distance of 8.63 feet; thence N 84 deg. 36 min.48 sec. W a distance of 99.40 feet; thence N 05 deg. 30 min. 01 sec. E a distance of 8.67 feet to the Point of Beginning; Containing 869 square feet, more or less.

Tract 2: 506 Neelys Bend Rd. 05201032000
LAND in Davidson County, Tennessee, being the southerly 300 feet of the easterly one half of Lot No. 11 on the Map of Madison Park Subdivision, as of record in Book 421, Page 184, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is a portion of the property conveyed to Metropolitan Government of Nashville & Davidson County in Instrument Number 20070613-0071074, described as follows:

Right-of-Way Acquisition
BEGINNING at a point on the present right-of-way of Neelys Bend Rd., 24.30 feet right of the centerline station 23+83.38 for project 06-R-02, said point being the Point of Beginning; thence S 84 deg. 32 min. 09 sec. E a distance of 99.73 feet; thence S 05 deg. 30 min. 01 sec. W a distance of 8.49 feet; thence N 84 deg. 36 min.48 sec. W a distance of 99.73 feet; thence N 05 deg. 30 min. 01 sec. E a distance of 8.63 feet to the Point of Beginning; Containing 860 square feet, more or less.

Derivation - Tract 1

Being the same property conveyed to Neal B. Demarcus and wife, Ann Demarcus by Warranty deed from Oscar J. Cline and Anna Florene Cowan of record in Book 7669, page 586, Register's Office for Davidson County, Tennessee, dated September 30, 1988 and recorded on October 4, 1988.

Derivation - Tract 2

Being the same property conveyed to Neal B. Demarcus and wife, Ann Demarcus by Warranty deed from Frank M. Garrett and wife, Ruby Garrett of record in Book 3989, page 255, Register's Office for Davidson County, Tennessee, dated February 11, 1966 and recorded on February 18, 1966.

Being the same property conveyed to Neal B. DeMarcus and wife, Velva Ann C. Demarcus by Warranty deed from Edward Joyner and Mildred Joyner of record in Book 3464, page 259, Register's Office for Davidson County, Tennessee, dated November 30, 1962 and recorded on November 30, 1962.

Velva Ann Demarcus died July 13, 2019, having been predeceased by Neal Bennett Demarcus, leaving the property to her five children Jeffrey Alan Demarcus, Don Demarcus, Kathleen Dozier, Rosemarie Hooper and Teresa Demarcus in her Will probated at Docket No.19p1590. Affidavit of heirship 20191127-0122802 also mentions that Jeffrey Demarcus predeceased Velva Ann Demarcus and left heirs Daniel L. Demarcus and Michael Chad Demarcus.

Velva Ann DeMarcus, Ann DeMarcus, and Melva Ann C. Demarcus referenced in the prior instruments of conveyance are all one and the same.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 421, Page 184, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5148, Page 137, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **452 and 506 Neelys Bend Road, Madison, Tennessee 37115**.

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.

Witness my/our hand(s) this the 27th DAY OF APRIL, 2020.

Rosemarie D. Hooper

Kathleen A Dozier

Michael Chad DeMarcus

Teresa DeMarcus

Daniel Lee DeMarcus

Donald Raye DeMarcus

Estate of Velva Ann DeMarcus

BY: _____
Donald Raye DeMarcus
Co-Executor

BY: _____
Rosemarie D. Hooper
Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSEMARIE D. HOOPER, 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 27th of April, 2020.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN A DOZIER, 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 27th of April, 2020.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL CHAD DEMARCUS, 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 27th of April, 2020.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA DEMARCUS, 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 27th of April, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL LEE DEMARCUS, 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 27th of April, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD R RAYE DEMARCUS, 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 27th of April, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD RAYE DEMARCUS, CO-EXECUTOR of the ESTATE OF VELVA ANN DEMARCUS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th of April, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSEMARIE D. HOOPER, CO-EXECUTOR of the ESTATE OF VELVA ANN DEMARCUS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th of April, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

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