Karen Johnson Davidson County
Batch# 440829 DEEDWARR
07/20/2020 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20200720-0079474

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Julie Baily
Affiant

Subscribed and sworn to before me, this 15th day of July, 2020.

Carmen Coats
Notary Public
My commission expires:

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-06-2021

03-2006-38960

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Cruzen Street Partners 2305 Cruzen Street Nashville, TN 37211	New Owner	071-11-0-026.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tony Dale Pentecost, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cruzen Street Partners, a Tennessee General Partnership**, hereinafter called the Grantees, their successors 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 Lot No. 1 on the Plan of Resubdivision of Part of Lot 14, John Woodard Lands, of record in Book 5060, Page 131, Register's Office for said County.

Said Lot No. 1 fronts 100.22 feet on the Westerly margin of Meridian Street and extends back 108.44 feet on the Northerly line and 108.27 feet on the Southerly line to a dead line in the rear, measuring 100.19 feet thereon.

Being the same property conveyed to Jack Pentecost et ux Grace Pentecost by Warranty deed from Jasper Lee Pippin et ux Margeret Capps Pippin of record in Book 5187, page 839, Register's Office for Davidson County, Tennessee, dated August 22, 1977 and recorded on August 24, 1977.

Being the same property conveyed to Grace C. Pentecost by Quitclaim deed from Jack C. Pentecost of record in Book 7944, page 634, Register's Office for Davidson County, Tennessee, dated September 18, 1989 and recorded on September 22, 1989.

Being the same property conveyed to Tony Dale Pentecost, married by Quitclaim deed from Grace C. Pentecost NKA Ada Grace Bojarski, unmarried of record in Instrument No. 20180914-0091563, Register's Office for Davidson County, Tennessee, dated September 09, 2018 and recorded on September 14, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This instrument was prepared using information provided by the parties. Preparer of this instrument makes no representations with regard to the title of the subject

property, the accuracy of the information received or the validity of any plat or survey referenced. .

- The subject property is not the primary residence of the grantor nor his spouse or minor children.

This property is improved property known as 1504 Meridian St., Nashville, TN 37207.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant andbind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of July, 2020.

Tony Dale Pentecost

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tony Dale Pentecost**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of July, 2020.

Notary Public

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022