Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

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

Subscribed and sworn to before me, this 28th day of July, 2020.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 445417 DEEDWARR
07/29/2020 10:54:48 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200729-0083365

05-2002-67674

[redacted]

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
PNI, LLC ~~749 Florence Circle~~ 209 Neelys Bend Rd Madison TN 37115	Same	052-06-0-073.00

[redacted]

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, **Gloria Ann Gregory, devisee of the Last Will and Testament of Myrtle Gregory, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **PNI, LLC**, 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. 61, on the Plan of Madison Heights Subdivision, Section No. 1, of record in Book 1424, Page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clifford W. Gregory and wife, Myrtle E. Gregory by deed from Dan L. Jensen, dated February 27, 1953, recorded February 27, 1953, of record in Book 2136, Page 615, Register's Office for Davidson County, Tennessee. The said Clifford W. Gregory having since died on August 4, 1996, married to Myrtle Gregory. The said Myrtle E. Gregory having since died unmarried and testate on September 17, 2011. The Last Will and Testament of Myrtle Gregory was admitted to probate for the limited purpose of establishing a muniment of title, in the Seventh Circuit Court of Davidson County, by Order entered March 23, 2017 and Amended Order entered April 7, 2017, in Docket No. 17P-0325. The Last Will and Testament of Myrtle Gregory devises all of her property (including a the subject real property) to Gloria Ann Gregory.

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 property is improved property known as 749 Florence Circle, Madison, TN 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 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 and bind 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.

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT#DOC00157

WITNESS my hand this 28th day of July, 2020.

Gloria Ann Gregory

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Gloria Ann Gregory**, 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 Goodlettsville, TN, this 28th day of July, 2020.

Notary Public

My Commission expires: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023