RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200700321

WARRANTY DEED

Karen Johnson Davidson County
Batch# 456528 **DEEDWARR**
08/13/2020 11:48:10 AM 2 pgs
Fees: $13.00 Taxes: $2,286.60

20200813-0090796

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$618,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the 12th day of August, 2020

Notary Public

MY COMMISSION EXPIRES:

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

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Smith and Marisa Woodall **506 Neelys Bend Road** **Madison, TN 37115**	**SAME**	**052-01-0-320.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PNI, LLC, A Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Smith and Marisa Woodall, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1:
LAND in Davidson County, Tennessee, being the northerly 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.

TRACT NO. 2:
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 FOR TRACT NO. 2, 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.

BEING PART OF THE same property conveyed to PNI, LLC, a Tennessee limited liability company, by Corrective Warranty Deed from Rosemarie D. Hooper and Donald Raye DeMarcus, as Co-Executors of the Estate of Velva Ann DeMarcus, and Rosemarie D. Hooper, Kathleen A. Dozier, Michael Chad DeMarcus, Teresa DeMarcus, Daniel Lee DeMarcus and Donald Raye DeMarcus, individually as the heirs at law for Velva Ann DeMarcus, dated 6/11/2020 and recorded 7/6/2020 in Instrument Number 20200706-0072190, which corrects legal description in Warranty Deed by and between same parties dated 4/27/2020 and recorded 4/29/2020 in Instrument Number 20200429-0044680, Register's Office for Davidson County, Tennessee.

TRACT NO. 1: ALSO BEING the same property previously conveyed to Neal B. DeMarcus and wife, Velva Ann C. DeMarcus, by Warranty Deed from Edward W. Joyner and wife, Mildred Nix Joyner, dated

11/29/1962 and recorded 11/30/1962 in Book 3464, Page 259, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: ALSO BEING the same property previously conveyed to Neal B. DeMarcus and wife, Ann DeMarcus by Warranty Deed from Frank M. Garrett and wife, Ruby Garrett, dated 2/11/1966 and recorded 2/18/1966 in Book 3989, Page 255, Register's Office for Davidson County, Tennessee.

The said Neal B. DeMarcus is reported to have died on November 12, 2006, leaving both properties vested solely in Ann DeMarcus. The said Ann DeMarcus (aka Velva Ann DeMarcus and Melva Ann C. DeMarcus) died testate on July 13, 2019. Her estate is being administered in the Probate Court for Davidson County, Tennessee in Docket No. 19P-1590. Per Order to Probate and Letters Testamentary dated 9/19/2019, Donald Raye DeMarcus and Rosemarie D. Hooper were appointed as Co-Executors.

Per the Last Will and Testament of Velva Ann DeMarcus, real property was devised in equal shares to her five children, namely Donald Raye DeMarcus, Rosemarie D. Hooper, Teresa DeMarcus, Kathleen A. Dozier Jeffrey Alan DeMarcus, per stirpes. According to an Affidavit of Heirship pertaining to other property recorded 11/27/2019 in Instrument Number 20191127-0122802, the said Jeffrey Alan DeMarcus is reported to have died intestate on November 27, 2018, with his share of estate going to his sons, Michael Chad DeMarcus and Daniel Lee DeMarcus.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **506 Neelys Bend Road, 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 and assigns forever, and we do covenant with the said GRANTEES 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 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 our hands this 12th day of August, 2020.

PNI, LLC

BY:_____
Therese Winnington, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Therese Winnington with whom I am personally acquainted and who upon his oath(s) acknowledged herself to be the Authorized Agent of PNI, LLC the within named bargainor, and corporation, and that she as such Authorized being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Therese Winnington as such Authorized Agent.

Witness my hand and official seal at office at Nashville on this the 12th day of August, 2020.

Commission Expires:_____

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