Name and Address of New Owner:
Kelley Bradshaw and Jackson Brock
615 Moore Ave., Unit A
Nashville, TN 37203
Send Tax Bills To:
Kelley Bradshaw and Jackson Brock
615 Moore Ave., Unit A
Nashville, TN 37203
This Instrument Prepared By:
Melody Weathers
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 10507049300

Karen Johnson Davidson County
Batch# 472724 DEEDWARR
09/09/2020 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200909-0102800

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 **Kelley Bradshaw** _____ **and Jackson Brock**, wife & husband, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Wedgewood-Houston Townhomes, Phase 2, as shown of record in Instrument No. 20200806-0087285, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to PNWI, LLC, a Tennessee limited liability company, by Warranty Deed from James E. Kennon and wife, Alice B. Kennon, recorded on January 2, 2020, of record in Instrument No. 20200102-0000149, Register's Office for Davidson County, TN.

Being the same property conveyed to James Edward Kennon and wife, Alice B. Kennon, by Warranty Deed from John W. Crocket, et al, recorded on May 15, 1985, of record in Book 6557, Page 657, Register's Office for Davidson County, TN.

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 Grantees, and the Grantees' 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 28th day of August, 2020.

PNWI LLC, a Limited Liability Company

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 Authoized Agent of PNWI LLC, the within named bargainor, a Limited Liability Company, and that 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 Tennessee, this 28th day of August, 2020.

Notary Signature

Printed Name: 3-8-2021

My commission expires:

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $350,000.00, 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 28th day of August, 2020.

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Notary Public
My commission expires:
File No. 2020-1527

True Copy Certification

I, **Jennifer Pennell**, 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.

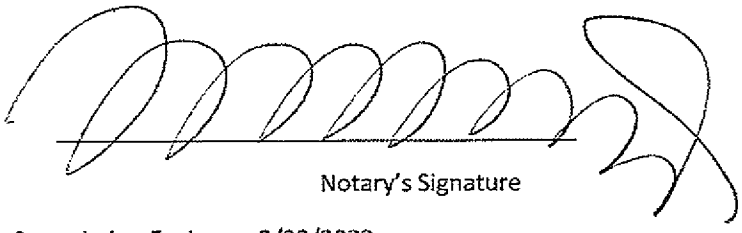


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

