Name and Address of New Owner:
Mike Lynn
617 B Moore Avenue
Nashville TN 37203
Send Tax Bills To:
Ascend Federal CU
1611 N. Jackson
Tullahoma, TN 37388
This Instrument Prepared By:
Orders Orders
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 496644 DEEDWARR
10/15/2020 02:54:07 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20201015-0120211

Map & Parcel No: 105073W00200CO

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 **Mike Lynn, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 6/B, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Wedgewood-Houston Townhomes, Phase 1, 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.
20200806-0087290

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.

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 Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-RES-20 617B

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 24th day of September, 2020.

PNWI LLC, a Limited Liability Company

By:_____
John A. Bell, Jr., Authorized Agent

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 Authorized Agent of PNWI LLC, the within named bargainor, a Limited Liability Company, and that such John A. Bell, Jr. 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 TN, this 24th day of September, 2020.

_____
Notary Signature

My commission expires: 3-8-2021

DAVIDSON COUNTY DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC

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.

Dellana Lowhorn
(Affiant)

Sworn to and subscribed before me this
24th day of September, 2020.

Stacey Denson Palmer
Notary Public
My commission expires: 1/3/23
File No. 2020-1567

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY