Karen Johnson Davidson County
Batch# 564922 DEEDWARR
02/01/2021 10:39:57 AM 2 pgs
Fees: $13.00 Taxes: $1,846.30

20210201-0014018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/26/23
(AFFIX SEAL)

CASSIE LOVVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-21-005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
William Arthur Sims, III	Citizens Bank, N.A ~~NEW OWNER~~	072-11-2I-002.00 CO
(NAME)	(NAME)	
2148 Burns St	10561 Telegraph Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Glen Allen, VA 23059	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Ninety-Nine Thousand And No/100 Dollars ($499,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **P & P DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND COLE MORGAN, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM ARTHUR SIMS, III, UNMARRIED MAN**, 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:

Land in Davidson County, Tennessee, being Unit No. B on the plan of 2146 Burns Street Homes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2146 Burns Street Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200227-0021899, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

BEING part of the same property conveyed to P&P DEVELOPMENT, LLC AND COLE MORGAN, by deed from MARILYN YOUNG, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF WYNONA HARDING, of record as Instrument No. 20191204-0125053, dated November 27, 2019, said Register's Office.

This is improved property, known as 2148 Burns St, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 29 day of January, 2021

P & P Development, LLC, a Tennessee Limited Liability Company BY:

Paul Riggan, Authorized Agent

Cole Morgan, by Paul Riggan, his Attorney-in-Fact ATTORNEY-IN-FACT 1/29/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared **Paul Riggan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized agent (or other officer authorized to execute the instrument) of P&P Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

WITNESS my hand, at office, this 29th day of January, 2021.

Notary Public

My Commission Expires: 7.9.24

THOMAS VORHOLT II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul Riggan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Cole Morgan and that he is authorized by Cole Morgan to execute this instrument on their behalf.

WITNESS my hand, at office, this 29th day of January, 2021.

Notary Public

My Commission Expires: 7.9.24

THOMAS VORHOLT II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY