WARRANTY DEED

Karen Johnson Davidson County
Batch# 573903 DEEDWARR
02/12/2021 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20210212-0020275

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF February 2021

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: PMC Properties, LLC	SEND TAX BILLS TO: owner put owners address	MAP-PARCEL NUMBERS
(NAME) 2130 whitney Ave	(NAME)	07511027200
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Milton Ted Huddleston, single**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **PMC Properties, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 98-B on the Plan of Zone Lot Division of Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106, and 107, Rachel's Square, Section Two as of record in Book 6250, page 542, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Milton Ted and Carolyn S. Huddleston by Warranty deed from Gary D. Huddleston of record in Book 10527, page 272, Register's Office for Davidson County, Tennessee, dated July 07, 1997 and recorded on July 14, 1997. Carolyn S. Huddleston died on March 19, 2020 leaving Milton Ted Huddleston as the remaining tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN , and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1020 Rachels Square Dr. Hermitage, TN 37076
(House Number) (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 my hand this 5 day of February, 2021.

X Milton T. Huddleston
Milton Ted Huddleston

STATE OF TENNESSEE
COUNTY OF Putnam

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Milton Ted Huddleston**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of February, 2021.

Michael R. Neill
Notary Public

My Commission Expires: 4-17-23

MICHAEL R. NEILL
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022