Name and Address of New Owner:
PGPD Blakemore LLC.
3023 N. Clark St. #705
Chicago, IL 60657

Send Tax Bills To:
Same

Karen Johnson Davidson County
Batch# 594252 DEEDWARR
03/17/2021 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $5,679.50
20210317-0035551

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 104-06-0-305

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, **Jonathan Harris and Karen Harris, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **PGPD Blakemore LLC.**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 of Block 2 on the Map of Fairfax Place, of record in Book 547, Pages 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 78.71 feet on the easterly side of Orient Circle and runs back 180 feet more or less on the southerly line and 198.34 feet on the northerly line, along the southerly margin of Blakemore Avenue, to the westerly line of Lot No. 8, and measures 79.19 feet more or less thereon.

Being the same property conveyed to Jonathan A. Harris by Warranty deed from Thomas Marion Hutchison, Jr, and Fred Johnson Hutchison and Carol Diane Baunach, Heirs at Low of May Turner Hutchison of record in Instrument No. 20060619-0072888 Register's Office for Davidson County, Tennessee, dated June 16, 2006 and recorded on June 19, 2006. (Value of consideration shown in aforementioned deed $275,000.00.)

Being the same property conveyed to Impact Real Estate Investments, LLC by Quitclaim deed from Jonathan A. Harris of record in Instrument No. 20060619-0072890 Register's Office for Davidson County, Tennessee, dated June 16, 2006 and recorded on June 19, 2006. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Jonathan A. Harris by Quitclaim deed from Impact Real Estate Investments, LLC of record in Instrument No. 20061113-0140391, Register's Office for Davidson County, Tennessee, dated November 07, 2006 and recorded on November 13, 2006. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 3011 Blakemore Avenue Nashville, Tennessee 37212.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; 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.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 15th day of March, 2021.

Jonathan Harris (SEAL)

Karen Harris (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Harris and Karen Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of March, 2021.

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Deanie L. Gregory
Notary Public
My commission expires: 1-6-2025

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 $1,535,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jonathan A. Harris
(Affiant)

Sworn to and subscribed before me this
15th day of March, 2021.

Deanie L. Gregory
Notary Public
My commission expires: 1-6-2025

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. 2021-1319

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.