Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT210300088

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
PNI, LLC
209 Neelys Bend Road
Madison, TN 37115

MORTGAGEE:
None

Karen Johnson Davidson County
Batch# 602702 DEEDWARR
03/30/2021 09:36:34 AM 2 pgs
Fees: $13.00 Taxes: $873.20
20210330-0041336

SEND TAX BILL TO:
Owner

Map/Parcel
#052-01-0-217.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Grigg, an unmarried man,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **PNI, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors 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 all of **Lot No. 16, Block E, Revised Plan of Power and Roth's Madison Park Subdivision,** as shown by plat and survey of record in Plat Book 843, Page 7, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John Grigg, an unmarried man, by Warranty Deed dated October 13, 2011, from Christopher Dianna and Jody Dianna, husband and wife, of record in Instrument #20111018-0080875, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **260 Madison Boulevard, Madison, Tennessee 37115.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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, hand this the 26 day of **March, 2021**.

X _____
John Grigg

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John Grigg,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of March, 2021.

_____
NOTARY PUBLIC

LINA E. FRANCO
Notary Public, State of Florida
Commission# GG287463
My comm. expires Jan. 06, 2023

My Commission Expires: 01/06/2023

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $236,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 29th day of March, 2021.

_____
NOTARY PUBLIC
My Commission Expires: _____

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

File No. 21036492