Karen Johnson Davidson County
Batch# 603144 DEEDWARR
03/30/2021 04:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20210330-0041950

#36115

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me this 29th day of March, 2021. Notary Public My Commission Expires: October 2, 2023
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 36115-02-2021**	

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
L & S Development, LLC 802 45th Avenue North Nashville, TN 37209	L & S Development, LLC 809 45th Ave N Nashville, TN 37209	Map and Parcel No.: 09112005000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Milton E. Pirtle and Karen K. Pirtle, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **L & S Development, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 802 45th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 29th day of March, 2021.

Milton E. Pirtle

Karen K. Pirtle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Milton E. Pirtle and Karen K. Pirtle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2021.

Notary Public



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 101 and 103 of Block No. 62, Plan No. 1, West Nashville of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Milton E. Pirtle, unmarried by deed dated December 7, 1994 from JoAnne Jones, Conservator for Robert E. McClure of record in Book 9544, page 414, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 19, 2005 of record in Instrument No. 20060202-0012882, Register's Office for Davidson County, Tennessee, Milton E. Pirtle, a married man, who acquire title as an unmarried man and joined by his spouse Karen K. Pirtle, conveyed subject property to Milton E. Pirtle and Karen K. Pirtle, husband and wife, as tenants in common. By Quitclaim Deed dated March 4, 2014 of record in Instrument No. 20140305-0018475, Register's Office for Davidson County, Tennessee, Milton E. Pirtle and Karen K. Pirtle conveyed subject property to Prime One Investments, LLC, a Tennessee limited liability company. By Quitclaim Deed dated February 21, 2019 of record in Instrument No. 20190227-0017956, Register's Office for Davidson County, Tennessee, Prime One Investments, LLC, a Tennessee limited liability company, conveyed subject property to Milton E. Pirtle and Karen K. Pirtle, husband and wife.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 09112005000.
2. All matters appearing on the Plan of record as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

