WARRANTY DEED

Karen Johnson Davidson County
Batch# 616195 **DEEDWARR**
04/16/2021 09:09:01 AM 2 pgs
Fees: $13.00 Taxes: $4,144.00

20210416-0050881

File No. DH-21-346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,120,000.00

Amanda Burner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10/24/22

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alison Herndon	New Owner	
(NAME)	(NAME)	
1108 South Douglas Avenue		105-13-0-143.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, I/we, **Pointer Properties LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alison Herndon**, 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. 25 on the Plan of The McAllister Property of record in Plat Book 421, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 60 feet on the North Side of Douglas Avenue and runs back between parallel lines, 150 feet to an alley

Being the same property conveyed to Leonard Rucks and wife, Annie Dorris Rucks by Warranty deed from Bill C. Allen and wife, Nina B. Allen of record in Book 3614, page 533, Register's Office for Davidson County, Tennessee, dated August 23, 1963 and recorded on August 23, 1963. (Value or consideration shown in aforementioned deed $Not Available.)

The said Leonard Rucks having since died leaving the property vested solely in the name of the spouse Annie Doris Rucks.

Being the same property conveyed to Pointer Properties, LLC by Warranty deed from Annie Dorris Rucks, Widowed and unremarried of record in Instrument No. 20191216-0129680 Register's Office for Davidson County, Tennessee, dated December 12, 2019 and recorded on December 16, 2019. (Value of consideration shown in aforementioned deed $400,000.00.)

This is property more commonly known as 1108 South Douglas Avenue, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 8th day of April, 2021.

Pointer Properties LLC, a Limited Liability Company

By:_____
Shane Stratton, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joshua Hunter of the state and county mentioned, personally appeared Shane Stratton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Pointer Properties LLC, the within named bargainor, a Limited Liability Company, and that such Shane Stratton as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this 8th day of April, 2021.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022