Karen Johnson Davidson County
Batch# 616478 DEEDWARR
04/16/2021 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,321.75
20210416-0051251

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20214681

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$627,500.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

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

Notary Public
My Commission Expires: 3/7/22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 15th day of April, 2021, among:

PEARL DEVELOPMENT, LLC

a Tennessee limited liability company, its successors and/or assigns (the "**Grantor**")

AND

TYLER WADLINGTON AND CAITLIN WADLINGTON, HUSBAND AND WIFE

including all heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Map of Jones & Bradford Subdivision of record in Plat Book 161, Page 142, 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 No. 56 fronts 50 feet on the Northerly margin of Sharpe Avenue and extends back between parallel lines 154.5 feet to an alley.
Being the same property conveyed to Willie Joe Page and spouse, Sara R. Page by Warranty deed from Mary Lee Hulett, a single person of record in Book 9358, page 964, Register's Office for Davidson County, Tennessee, dated May 25, 1994 and recorded on May 27, 1994. The said Willie Joe Page having since died on April 5th, 2018 leaving Sara R. page as surviving tenant by the entirety.

Being the same property conveyed to Parker McCracken and George Ashton Jennings, as tenants in common by Warranty deed from Sara Page, a single woman of record in Instrument No. 20190401-0029238 Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on April 01, 2019.

Being the same property conveyed to JONA Development, LLC, a Tennessee limited liability company by Warranty deed from Parker McCracken and George Ashton Jennings, as tenants in common of record in Instrument No. 20190603-0052654 Register's Office for Davidson County, Tennessee, dated May 28, 2019 and recorded on June 03, 2019.

Being the same property conveyed to Pearl Development LLC by Warranty deed from Jona Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200715-0077298 Register's Office for Davidson County, Tennessee, dated July 13, 2020 and recorded on July 15, 2020.

Being also known as 1045 Sharpe Ave Nashville, Tennessee 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Pearl Development, LLC

BY: Jackie P. Pitchford-Nolan
Jackie P. Pitchford-Nolan, Member/Manager

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Jackie P Pitchford-Nolan*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Member/Manager*** of ***Pearl Development, LLC*** the within named bargainor, and that he/she as such ***Member/Manager*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Member/Manager***

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

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Tyler and Caitlin Wadlington
Address: 1045 Sharpe Ave
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Mortgage Investors Group
Address: 8320 East Walker Springs Ln Ste 200
City, State, Zip: Knoxville, TN 37923

Tax ID: 083-01-0-094.00

True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY