WARRANTY DEED

Karen Johnson Davidson County
Batch# 633799 DEEDWARR
05/11/2021 03:18:30 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20210511-0063580

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
PNE Investments, LLC	New Owner	44-14-66
(NAME)	(NAME)	
P.O. Box 3283		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024-3283		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211111

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, **Juanita Vaughn and husband, R. C. Vaughn, Sr.**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **PNE Investments, LLC**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 110 on the Plan of Rolling Green Subdivision, Section 1, as of record in Book 1424, page 75, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Juanita Vaughn and husband, R.C. Vaughn Sr. by Warranty Deed from Kenneth H. Pharris, dated November 8, 2000 and filed of record in Instrument No. 20030918-0138049, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1104 Fowler Street, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 10th day of May, 2021

Juanita Vaughn

R. C. Vaughn, Sr.

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Juanita Vaughn and R. C. Vaughn, Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th of May, 2021.

Notary Public
My Commission Expires: 10.23.2023

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY