Name and Address of New Owner:
Mending Hearts INC
0 Pewitt Road
Nashville, TN 37218

Karen Johnson Davidson County
Batch# 640269 DEEDWARR
05/19/2021 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $277.50
20210519-0068149

Send Tax Bills To:
Mending Hearts INC
P.O. BOX 280236
NASHVILLE, TN 37228
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 58/215.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark Pemberton**, unmarried, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mending Hearts INC, a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEGINNING AT A POINT IN THE INTERSECTION OF THE EAST MARGIN OF A COUNTY LANE AND THE NORTH MARGIN OF PEWITT ROAD (SOMETIMES CALLED VESTER LANE); THENCE WITH THE EAST MARGIN OF THE COUNTY LANE, NORTH 17 DEGREES WEST 330.03 FEET TO A POINT; THENCE WITH A FENCE, NORTH 57 DEGREES EAST 413.26 FEET TO A CORNER POST IN SAID FENCE; THENCE WITH A FENCE, IN A SOUTHEASTERLY DIRECTION 393.70 FEET TO A POINT, THE NORTHEAST CORNER OF RAY KIRBY; THENCE WITH KIRBY'S NORTH LINE, AND THE NORTH LINES OF TWO (2) LOTS BELONGING TO ROBERT L. PEMBERTON AND BRENDA MARIE FRADY, SOUTH 83 1/2 DEGREES EAST 163.55 FEET TO A POINT, THE NORTHWEST CORNER OF THE ROBERT L. PEMBERTON AND BRENDA MARIE FRADY'S LOT AS SHOWN OF RECORD IN BOOK 7669, PAGE 426, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH PEMBERTON AND FRADY'S EAST LINE, SOUTH 09 DEGREES EAST 111.91 FEET TO A POINT IN THE NORTH MARGIN OF PEWITT ROAD; THENCE WITH THE NORTH MARGIN OF PEWITT ROAD, SOUTH 83 DEGREES 30 MINUTES WEST 174.20 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARK PEMBERTON BY QUITCLAIM DEED FROM LOLA PEMBERTON, RECORDED ON MAY 15, 2000, OF RECORD IN INSTRUMENT NO. 200005150048544, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS UNIMPROVED PROPERTY KNOWN AS 0 PEWITT RD., NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of May, 2021.

Mark Pemberton (SEAL)
Mark Pemberton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2021, before me personally appeared Mark Pemberton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of May, 2021.

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17th day of May, 2021.

Notary Public
My commission expires: 4/30/22
File No. 2021-2492

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024