This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

Karen Johnson Davidson County
Batch# 658594 DEEDWARR
06/17/2021 08:33:37 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20210617-0081705

WARRANTY DEED

FOR AND IN 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, WE, **GEORGE T. SWINT, JR. and LISA B. SWINT, husband and wife**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PNI, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

A CERTAIN TRACT OF LAND SITUATED IN THE SECOND CIVIL DISTRICT OF MADISON. NASHVILLE, AND DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS ACCORDING TO A SURVEY PREPARED R. L. MONTOYA LAND SURVEYING, INC.

BEGINNING AT A IRON ROD, OLD IN THE SOUTHERLY MARGIN OF MADISON BOULEVARD AND BEING THE NORTHEAST CORNER OF LOT 2 AS SHOWN ON THE RESUBDIVISION OF LOTS 1 AND 2 BLOCK "D" ON THE REVISED PLAN OF POWER AND ROTHS PLAN OF MADISON PARK SUBDIVISION AS EVIDENCED IN PLAT BOOK 5190,PAGE 350, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING THE NORTHWEST CORNER FOR THIS HEREON DESCRIBED TRACT; THENCE, RUNNING WITH THE EAST LINE OF LOT 2 ON THE AFOREMENTIONED PLAT AND THE WEST LINE FOR THIS TRACT SOUTH 10 DEGREES 30 MINUTES 44 SECONDS WEST 150.00 FEET TO A IRON ROD, OLD SAID ROD BEING THE SOUTHWEST CORNER FOR THIS TRACT; THENCE, SOUTH 88 DEGREES 49 MINUTES 33 SECONDS EAST 25.00 FEET TO A IRON ROD, NEW; THENCE, NORTH 01 DEGREES 32 MINUTES 59 SECONDS EAST 25.52 FEET TO A IRON ROD, NEW; THENCE, 88 DEGREES 23 MINUTES 05 SECONDS EAST 50.00 FEET TO A IRON ROD NEW, AND ALSO BEING THE SOUTHEAST CORNER FOR THIS TRACT; THENCE, NORTH 01 DEGREES 36 MINUTES 55 SECONDS EAST 111.29 FEET TO A IRON ROD, NEW IN THE SOUTHERLY MARGIN OF MADISON BOULEVARD; THENCE, RUNNING WITH THE SOUTHERLY MARGIN OF SAID BOULEVARD NORTH 76 DEGREES 10 MINUTES 55 SECONDS WEST 52.97 FEET TO THE POINT-OF-BEGINNING CONTAINING 7,813.8 S.F., OR 0.18 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GEORGE T. SWINT, JR. AND WIFE, LISA B. SWINT, BY WARRANTY DEED FROM RACHEL M. KORNMAN, TRUSTEE OF THE RACHEL M. KORNMAN FAMILY TRUST, RECORDED ON MAY 25, 1994, OF RECORD IN BOOK 9356, PAGE 193, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 236 MADISON BLVD, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it,

and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 14th day of June, 2021.

George T. Swint Jr.
GEORGE T. SWINT, JR.

Lisa B. Swint
LISA B. SWINT

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **GEORGE T. SWINT, JR. and LISA B. SWINT**, the within named bargainors, 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.

DONE at offices in Hendersonville (City), TN, on this the 14th day of June, 2021.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$230,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2021.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
PNI, LLC
209 Neelys Bend Rd.
Madison, TN 37115
Send Tax Bills To:
Same as above

Map and Parcel Number(s): 052010/208.00