Karen Johnson Davidson County
Batch# 662302 DEEDWARR
06/22/2021 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $697.45
20210622-0084372

WARRANTY DEED

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

DM-SB-CR-21-1020

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson MG

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Novell Sinatra Carter, Jr.	New Owner	
(NAME)	(NAME)	**075 11 0 272.00**
1020 Rachels Square Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PMC PROPERTIES, LLC, A TENNESEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOVELL SINATRA CARTER, JR., AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 98-B on the Plan of Zone Lot Division of Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106, and 107, Rachel's Square, Section Two as of record in Book 6250, Page 542, in Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to PMC Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Milton Ted Huddleston, single of record in Instrument No. 20210212-0020275 in the Register's Office of Davidson County, Tennessee, dated February 5, 2021 and recorded on February 12, 2021.

Being the same property conveyed to Milton Ted and Carolyn S. Huddleston, by Warranty Deed from Gary D. Huddleston of record in Book 10527, Page 272, in the Register's Office of Davidson County, Tennessee, dated July 7, 1997 and recorded on July 14, 1997. The said Carolyn S. Huddleston having since died leaving Milton Ted Huddleston as the remaining tenant by the entirety.

This conveyance is subject to:

- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division - Lot 80,81,82,83,84,85,86,87,88, 89,90,91,92,93,94,95,96,97,98,99,100,101,103,104,105,106, and 107, Rachel's Square, Section Two, as recorded in Plat Book 6250, Page(s) 538 and 542.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two Rachel's Square, as recorded in Plat Book 5200, Page(s) 623 - 625, being amended in Book 6231, Page 64 and Book 6231, Page 66.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 6619, Page 777, being amended in Book 8030, Page 757.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6455, Page 135 and Book 6519, Page 512.
- Easement for the flow of the waters of the Stoners river (or creek), and the rights of the public therein.

- Rights of upper and lower riparian owners to the flow of the waters of the Stoners river (or creek), free from diminution or pollution.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1020 Rachels Square Drive, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 15 DAY OF JUNE, 2021.

PMC Properties, LLC

BY: _____
Parker McCracken
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARKER MCCRACKEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of PMC PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of June, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Mears
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021