Karen Johnson Davidson County
Batch# 670767 DEEDWARR
07/02/2021 12:25:45 PM 3 pgs
Fees: $18.00 Taxes: $736.30

20210702-0090163

This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215299

~~ding 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 **$199,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29th day of June, 2021.

Notary Public
My Commission Expires: 10-17-21

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

WARRANTY DEED

)ENTURE, made this 29th day of June, 2021, among:

PEARL DEVELOPMENT LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ELIJAH BROOKS

of Davidson County, Tennessee, their trustees, executors, 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".

Tract 1: Being the northeasterly part of Lot No. 56 on the Map of Haley's Subdivision of part of Block 5 in G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, Page 155, of the Register's Office for Davidson County, Tennessee, being the northeasterly 5 feet of Lot No. 26 of Block "A" on an unregistered plan of Haley's Subdivision part of Block 5 in G. T. Sheegog's Subdivision, not of record, described according to a survey made by Blanchard and Parrish, Engineers, May 2, 1941 as follows:

Beginning on the southeasterly margin of Haley Avenue at the southwest corner of the property conveyed to E. J. Putman and wife, by deed from Y. W. Haley and wife, of record in Book 1172, Page 303, said Register's Office, being the corner of Lots Nos. 26 and 27; thence with the line between said two lots southeastwardly 152.6 feet; thence southwestwardly 5 feet; thence northwestwardly 152.6 feet, more or less, to the southeasterly margin of Haley Avenue; thence with said Avenue northeastwardly 5 feet to the beginning.

Tract 2: Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being the southwesterly part of Lot No. 55 on the map of Haley's Subdivision, of part of Block 5, in G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 155, Register's Office for Davidson County, Tennessee, Being Lots Nos. 27 and 29 of block "A" on the Revised Plan of Haley's Subdivision of said Block 5 in G. T. Sheegog's Subdivision, not of record , described according to a survey made by Blanchard Ft Parrish, Engineers, May 2, 1941, as follows:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-SB-EXP-21-1906

Beginning on the southeasterly margin of Haley Avenue at a point 315.8 feet, more or less, southwest of the westerly margin of River Drive, said point being the corner of Lots Nos. 28 and 29 on said unrecorded plan; thence with the line between said two lots southeastwardly 151.4 feet to the northwesterly line of Lot No. 38 on said Haley's original subdivision; thence with said line southwestwardly 50 feet to the corner of Lots No. 26 and 27; thence with the line between said two lots northwesterly 152.6 feet to the southeasterly margin of Haley Avenue; thence with said avenue, northeastwardly 50 feet to the beginning.

Being the same property conveyed to E. J. Putman and wife, Velma G. Putman, by Warranty Deed from W.D. Roseberry and wife, Fannie Mai Roseberry, of record in Book 2100, Page 87, Register's Office for Davidson County, Tennessee.

Said E. J. Putman became deceased, vesting Velma G. Putman as surviving tenant. Said Velma G. Putman became deceased on September 15, 2012, filed for Probate in Docket No. P2282, Chancery Court of Cheatham County, Tennessee. Jim Putman, Judy Marie Martin, Terry Putman and Jean P. Miller are named as devisees. Order Establishing Muniment of Title, Estate of Velma Robins Putman A/K/A Velma G. Putman, deceased, of record in Instrument No. 20130418-0038897, said register's office. Said Jim Putman a/k/a James T. Putman became deceased on February 23, 2020, leaving Shannon Brown and Elisa Putman as his heirs-at-law. Affidavit of Heirship of recode in Instrument No. 20210405-0044095, said register's office- Affiant is Harriett Royer. Probate not found in Davidson. Said Judy Marie Martin became deceased on October 17, 2020, leaving Cathy Lovell Crowl, Charles Robert Martin Jr., William Scott Martin and Susan Michelle Johnson as her heirs-at-law. Affidavit of Heirship of record in Instrument No. 20210323-0038484, said register's office- Affiant is Pat Sunderland. Probate not found in Davidson.

Being the same property conveyed to Raymond Ufford and Mary Ufford by Warranty Deed from Jean P. Miller and Judy Marie Martin and Jim Putman and Terry Putman, husband and wife of record in Instrument No. 20151012-0103718 Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 12, 2015 and Deed of Correction recorded on April 05, 2021 in Instrument No. 20210405-0044096.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Raymond Ufford and Mary Ufford of record in Instrument No. 20210503-0059258 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 03, 2021.

Being the same property conveyed to Pearl Development, LLC, by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. 20210505-0060116 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 05, 2021.

Being also known as 1906 Hailey Avenue, Nashville, Tennessee 37218.

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 have executed this instrument on the date first above written.

Pearl Development LLC

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

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Pearl Development LLC, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2021.

_____
Notary Public
My Commission Expires:_____

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

Owner Name & Property Address:

Name: Elijah Brooks
Address: 1906 Hailey Avenue
City, State, Zip: Nashville, TN 37218

Responsible Party For Taxes:

Name: Elijah Brooks
Address: 1906 Hailey Avenue
City, State, Zip: Nashville, TN 37218

Tax ID: 081-01-0-027.00