Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT210600 204

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-13206

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

Karen Johnson Davidson County
Batch# 676679 DEEDWARR
07/14/2021 11:05:22 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20210714-0094630

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| PNI, LLC<br>(NAME) | SAME AS NEW OWNER<br>(NAME) | 42-4-86 |
| 209 Neelys Bend Road<br>(STREET ADDRESS) | (STREET ADDRESS) | |
| Madison, TN 37115<br>(CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Sara C. Barnes Gittler, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PNI, LLC, a Tennessee Limited Liability Company**, 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:

Land in Davidson County, Tennessee, being Lot No. 22B on the Plan of Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8 ,9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 51, 52, 53, 54, 55, 56, 57, 58, 59, and 60, Heritage Place, of record in Book 5200, Page 628, as amended in Book 6250, page 632, Register's Office for said County.

Being the same property conveyed to Sara C. Barnes, an unmarried woman by Deed dated May 23, 2014 from Angel M. P. Fuller Foster and husband, Lance Damon Foster, as tenants by the entirety, recorded June 2, 2014, in Instrument Number 20140602-0047361, Register's Office of Davidson County, Tennessee. The said Sara C. Barnes having since married and is now known as Sara C. Barnes Gittler.

Jacob Robert Gittler joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 532 Amquiwood Court, Nashville, TN 37115.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 13th day of July, 2021.

Sara C. Barnes Gittler

Jacob Robert Gittler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2021, before me personally appeared Sara C. Barnes Gittler and Jacob Robert Gittler, 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 13th day of July, 2021.

Elaine C. Williamson

Notary Signature
My commission expires: 6.21.22

ELAINE C WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**