WARRANTY DEED

Karen Johnson Davidson County
Batch# 700385 DEEDWARR
08/18/2021 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20210818-0111828

File No. TR-21-664

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

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

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public

MY COMMISSION EXPIRES: 4/13/22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Duncan	NEW OWNER	
(NAME)	(NAME)	
3425 Pleasant Valley Road	3425 PLEASANT VALLEY RD	118-10-0G-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	NASHVILLE, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Pinnacle Stone Enterprises Inc.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julie Duncan**, HEREINAFTER CALLED THE GRANTEE, 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 Unit A as established in Declaration of Covenants, Conditions and Restrictions for Homes at 826 Woodmont Boulevard, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190612-0056616, and amended in Instrument No. 202108180111827__, in the Register's Office of Davidson, Tennessee with Plat attached as EXHIBIT "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Travis Thompson and Richard VanKluyve by Warranty deed from Paul Barber and wife Judith R. Barber of record in Instrument No. 20171115-0117334 Register's Office for Davidson County, Tennessee, dated November 03, 2017 and recorded on November 15, 2017. (Value of consideration shown in aforementioned deed $600,000.00.)

Being a portion of the same property conveyed to Pinnacle Stone Enterprises, Inc., a Tennessee Corporation by Warranty deed from Richard Van Kluyve, married and Travis Thompson, married of record in Instrument No. 20190613-0057040 Register's Office for Davidson County, Tennessee, dated June 10, 2019 and recorded on June 13, 2019.

Being also known as 3425 Pleasant Valley Road Nashville, Tennessee 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 13th day of August, 2021.

Pinnacle Stone Enterprises Inc., a Tennessee Corporation

By:_____
Jhon Pulecio, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared Jhon Pulecio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Pinnacle Stone Enterprises Inc., the within named bargainor, a Corporation, and that such Jhon Pulecio as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Nashville, TN, this 13th day of August, 2021.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

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

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/13/21.

Date

Affiant Signature

8/13/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of August, 2021.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)