**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 707219 DEEDWARR
08/30/2021 03:48:41 PM 2 pgs
Fees: $13.00 Taxes: $2,145.63

20210830-0116879

File No. BC-21-1165

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

**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 |
|---|---|---|
| Mallory Jensen | Legacy Home Loans | |
| (NAME) | (NAME) | |
| 203 B North 18th Street | 4004 Hillsboro Pike #216 | 083-10-0L-002.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Nashville TN 37215 | |
| (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, **Pointer Properties LLC, a Tennesee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mallory Hope Jensen, an unmarried woman**, 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 B of Homes at 203 North 18th Street, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Homes at 203 North 18th Street, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20200812-0089777, in the Register' s Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being a portion of the same property conveyed to David Porter, trustee of Frank and Lloyd Enterprises, Inc. Profit Sharing Plan by Warranty deed from Betty I. Mosher, an unmarried person of record in Instrument No. 20170811-0082474 Register's Office for Davidson County, Tennessee, dated August 08, 2017 and recorded on August 11, 2017.**

**Being a portion of the same property conveyed to FLE PSP 203, LLC, a Tennessee Limited Liability Company by Quitclaim deed from David Porter, Trustee of Frank and Lloyd Enterprises, Inc. Profit Sharing Plan of record in Instrument No. 20180320-0026281 Register's Office for Davidson County, Tennessee, dated February 17, 2018 and recorded on March 20, 2018.**

**Being a portion of the same property conveyed to Pointer Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from FLE PSP 203, LLC of record in Instrument No. 20200317-0029710 Register's Office for Davidson County, Tennessee, dated March 16, 2020 and recorded on March 17, 2020.**

**This is property more commonly known as 203 B North 18th Street, Nashville, TN 37206.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRes-21-203B

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 26th day of August, 2021.

Pointer Properties LLC, a
Tennessee Limited Liability Company

By:_____
Shane Stratton, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joshua Hunter of the state and county mentioned, personally appeared Shane Stratton, 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 Member of Pointer Properties LLC, the within named bargainor, a Limited Liability Company, and that such Shane Stratton as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this 26th day of August, 2021.

_____
Notary Signature
My commission expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022