Name and Address of New Owner:
PNI, LLC
209 Neelys Bend Road
Nashville, TN 37115

Karen Johnson Davidson County
Batch# 712827 DEEDWARR
09/10/2021 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20210910-0121471

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 081-15-0-410.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Chapman Development, LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **PNI, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Being Lot Numbered "Twenty-Three" (23) in the Bransford Realty Company's Subdivision of Lots Nos. 1 and 3 and part of Lot No. 2 of the James Hamilton Tract, the Plan of which is of record in Book 332, Page 166, of the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 23 fronts thirty-eight feet on the south side of Heiman Street and extends back southwardly between parallel lines 153.3 feet, more or less, on the eastern margin, and 153 feet, more or less, on the Western margin to an alley in the rear.
>
> Being a portion of the same property conveyed to Chapman Development, LLC, a Tennessee limited liability company, by Warranty Deed from Kwame Asare and Serwaa Asare, husband and wife, of record in Instrument No. 20180124-0007454, Register's Office for Davidson County, Tennessee, dated January 22, 2018 and recorded on January 24, 2018. (Value or consideration as shown in aforementioned deed $310,000.00.)
>
> Being also known as 1615 Heiman St., Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of September, 2021.

Chapman Development, LLC, a Tennessee Limited Liability Company

By: Authorized Agent
Ann Casey Martin, Authorized Agent

State of Tennessee
County of Davidson

Before me, Ann Casey Martin, Authorized Agent of the state and county mentioned, personally appeared Ann Casey Martin, Authorized Agent 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 theAuthorized Agent of Chapman Development, LLC, the within named bargainor, a Limited Liability Company, and that as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand, at office, this 7th day of September, 2021.

Notary's Signature
My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
7th day of September, 2021.

Notary Public
My commission expires: 11/8/22
File No. 2021-1837

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 9/7/21 (date of document).

Affiant Signature

9/7/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 7th day of Sept., 2021.

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON