This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13729-AP

Karen Johnson Davidson County
Batch# 718490 DEEDWARR
09/17/2021 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20210917-0124991

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of September, 2021.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
PXK Investments LLC 108 Hamilton Ave Nashville TN 37203	New Owner	104-16-0-288

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Whitson Lowe**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PXK Investments LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/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 the northerly part of Lot No. 170 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights," as the same appears of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Beginning at the southeast corner of Linden Avenue and Oakland Street; thence with the easterly margin of Oakland Street; southwardly 42 feet; thence at right angles eastwardly and parallel with the southerly line of Lot No. 170, 85 feet, more or less, to the westerly margin of an alley; thence with said alley, northwardly to the southerly margin of Linden Avenue; thence with the same, westwardly 65.7 feet to the beginning.

Being the same property conveyed to Whitson Lowe by Warranty Deed from Nicholas Canyon Properties, LLC, dated July 8, 2021, recorded August 11, 2021, of record in Instrument No. 20210811-0108286, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **2400 Oakland Avenue, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said

taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September, 2021.

GRANTOR:

Whitson Lowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Whitson Lowe, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of September, 2021.

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

Notary Public
My Commission expires: 3/3/2025

202109170124991

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 9-10-2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date:

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th **day of** September **,** 2021 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM