# WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT21090093/7

Karen Johnson Davidson County
Batch# 729173 DEEDWARR
10/04/2021 09:21:45 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20211004-0132803

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| PNI, LLC | SAME | 052 01 0 099.00 |
| (NAME) | (NAME) | |
| 343 Neelys Bend Road | | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patrice Gray, a married person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **PNI, LLC**, hereinafter called the Grantee, its successors 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. 21, Block "A" on the Map of Crittenden Estates Subdivision, as of record in Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 21 fronts 89.5 feet on the North side of Neeley's Bend Road and runs back between lines 165 feet on the Westerly line, and the Easterly line running back along the Westerly margin of Idlewild Avenue to a dead line in the rear measuring 52 feet thereon.

Included in the above described property but expressly excluded therefrom is that portion having been conveyed to Metropolitan Government of Nashville & Davidson County by Deed dated 11/28/06 of record in Instrument No. 20070118-0007459, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Patrice Gray, married, by Warranty Deed from Carter Realty Investments, of record in Instrument No. 20161121-0122811, in the Register's Office of Davidson County, Tennessee, dated November 17, 2016 and recorded on November 21, 2016.

Corey Gray, husband of Patrice Gray hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in and to the subject property by reason of his marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 343 Neelys Bend Road, Madison, 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 Grantee, its successors and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hands this 1st day of October, 2021.

Patrice Gray

Corey Gray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Patrice Gray and Corey Gray, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of October, 2021.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024