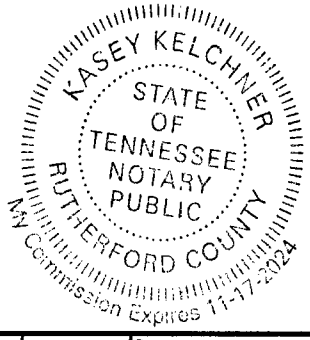
15747

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

return to **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Series B of Pinnacle Home Properties, LLC	NEW OWNER	14100000800
(NAME)	(NAME)	
8161 Highway 100, Unit 242 Nashville, TN 37221		
(ADDRESS)	(ADDRESS)	
[redacted]		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 740597 **DEEDWARR**
10/21/2021 11:46:35 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20211021-0141388

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jonathan E Huettig,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Series B of Pinnacle Home Properties, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lying in the Ninth (9th) Civil District of Davidson County,

Beginning at an iron pin at the southeasterly intersection of Hooten Howse Road and Harding Road, U.S. Highway 70-S; thence with the southerly margin of Hooten Howse Road, south 57 ° west 206.3 feet to an iron pin thence leaving said Road and along a fence, south 48 °east 520 feet to a point; thence north 27 ° 24' east 372 feet to a corner post, twin cedars pointers; thence partially along the approximate center of an old road, north 30 ° 45' west 145 feet to a R.R spike in the southerly margin of Harding Road; thence with the margin of the same, along a slight curve, northwesterly 310.5 feet to the point of beginning, containing 3.3 acres, more or less.

Being the same property conveyed to Jonathan E. Huettig, by deed of record in Instrument No. 20191011-0104693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as 7891 Highway 70 S, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 18th day of October, 2021.

Jonathan E Huettig

State of Tennessee
County of Davidson

Personally appeared before me Jonathan E Huettig, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of October, 2021.

Notary Public
My Commission Expires: _____

File No.: 15797

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024