Karen Johnson Davidson County
Batch# 749129 DEEDWARR
11/04/2021 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20211104-0147459

WARRANTY DEED

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Quantavius M. Poole	new owner	092-10-0C-001.00 CO
(NAME)	(NAME)	
511 Union Street, Ste 1000		
(ADDRESS)	(ADDRESS)	
Nashville TN 37219		
(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, **P Three Ventures, a Texas Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Quantavius M. Poole, single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being Unit No. 1 of Elevate at City Heights (formerly The Del) as shown on plat at Exhibit "B" of Amended and Restated Declaration of Covenants, Conditions and Restrictions of Instrument No. 20180403-0030960, amended in Instrument No. 20180615-0057610, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being a the same property conveyed to P Three Ventures, a Texas partnership, by Warranty Deed from The Del Partners, dated October 19, 2018, of record in Instrument No. 20181022-0104259, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 508 31st Ave North, Nashville, TN 37209
(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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantor; Declaration of Covenants, Conditions and Restrictions, Plat and By-Laws of record in Instrument No. 20170127-0009277, amended in Instrument No. 20170330-0031283, Instrument No. 20171003-0101096, Instrument No. 20180403-0030960 and Instrument No. 20180615-0057610; Easement for public street right of way of record in Instrument No. 20170208-0013332; Declaration of restrictions and covenants for stormwater facilities and systems of record in Instrument No. 20161012-0107948; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 28th day of October, 2021.

P THREE VENTURES, A TEXAS PARTNERSHIP

By: Lee Percenti
Its: Authorized Signor

State of Texas
County of Hays

Personally appeared before me, a notary public in and for the state and county aforementioned, Lee Percenti with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Signor of P Three Ventures, a Texas Partnership and that he as such Authorized Signor executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Signor.

WITNESS my hand and official at Austin, Texas, seal this 28th day of October, 2021.

Notary Public
My Commission Expires: 11-5-2024

STEVEN PAPICK
Notary ID #12049669
My Commission Expires
November 5, 2024

File No.: 35181

TRUE COPY CERTIFICATION

I, Kendra D. Teasley, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/28/2021.

Kendra Teasley 10/28/2021

Signature Date

State of Tennessee

County of Davidson

Personally, appeared before me, Taylor Anderson, a notary public for this county and state, Kendra Teasley, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 28th day of October, 2021.

Taylor Anderson

Notary Signature

My commission expires:

