Karen Johnson Davidson County
Batch# 751420 DEEDWARR
11/08/2021 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $4,884.00
20211108-0149138

# Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,320,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2021.

Notary Public

My commission expires: 09/02/2024

ANNIE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Brian Joseph Decker | United Wholesale Mortgage LLC | 105-01-1Q-002.00-CO |
| 41873 Arbor Glen Drive | 585 South Blvd. East | |
| Temecula, CA 92592 | Pontiac, MI 48341 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PMA PENNSYLVANIA LLC, AN INDIANA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN JOSEPH DECKER, A MARRIED MAN**, 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 Unit No. B on the Plan of Homes At 1011 12th Avenue South, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Homes At 1011 12th Avenue South, of record in Instrument No. 20200605-0057994, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to PMA Pennsylvania, LLC, an Indiana Limited Liability Company by Warranty deed from Bradley D. Williams and Brian A. Courtney, married to each other of record in Instrument No. 20181015-0102118 Register's Office for Davidson County, Tennessee, dated October 10, 2018 and recorded on October 15, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1011 B 12th Avenue South, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of October, 2021.

***PMA Pennsylvania LLC, an Indiana Limited Liability Company***

By: _____
Deepak Chaudhry, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deepak Chaudhry, Managing Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of PMA Pennsylvania LLC, an Indiana Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of October, 2021.

_____
Notary Public

My Commission Expires: 5-2-22



**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 11/3/2021 (date of document).

Affiant Signature

11/3/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of November, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025