Karen Johnson Davidson County
Batch# 753301 DEEDWARR
11/12/2021 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20211112-0150701

WARRANTY DEED

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/04/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/2/24

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4816

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
McGu Investments, LLC, a Tennessee Limited Liability Company	Same as owner	086-13-0-021.00
3620 Pierside Drive		
Nashville, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Glenda J. Pendell, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

McGu Investments, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 6 on the Plan of Lakeside Woods Estates, Section Three of record in Plat Book 7900, Page 219, 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 the same property conveyed to Glenda J. Pendell, unmarried by Warranty deed from Nathalie D. Becker, unmarried of record in Book 11052, page 622, Register's Office for Davidson County, Tennessee, dated July 31, 1998 and recorded on August 05, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3620 Pierside Drive, Nashville, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on November 4, 2021.

Glenda J. Pendell

Glenda J. Pendell

STATE OF TENNESSEE

COUNTY OF ~~SUMNER~~ TH Rutherford

Personally appeared before me, a Notary Public of said County and State, Glenda J. Pendell, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this November 4, 2021.

Notary Public

My Commission Expires: 2/19/2024

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 2021-4816

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 November 4, 2021.

Signature
Date: November 4, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 4th day of November, 2021 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD