WARRANTY DEED

Karen Johnson Davidson County
Batch# 767658 DEEDWARR
12/03/2021 03:54:30 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20211203-0161055

J-GK-21-808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
PMC Properties, LLC	**New Owner**	
(NAME)	(NAME)	**092-06-0-294.00**
2130 Whitney Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MARY SCOTT, CO-TRUSTEE OF THE NANCY D. DRIVER FAMILY TRUST U/A/D NOVEMBER 21, 2005,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PMC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 12 and 13 on the Plan of Sam and Emily Lee's Subdivision of Lots, 25th Ward, of record in Plat Book 421, Page 191, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the east line of a lot conveyed to Samuel J. Lee, by deed from Jeff McCarn, et al of record in Book 264, page 338, said Register's Office, 160 feet North from a stake located at the Northeast corner of said lot at the intersection of a 10 foot alley and Clifton Pike; thence North with the West margin of said alley 90 feet to a stake in a Wall; thence West with Wall 87.12 feet to a stake in the wall; thence South 90 feet to stake in the alley; thence East and along the North side of alley 87.12 feet to the beginning

Being the same property conveyed to Nannie D. Driver by Warranty deed from Nannie D. Driver, Executrix of the Estate of John L. Driver of record in Book 7992, Page 165, Register's Office for Davidson County, Tennessee, dated November 19, 1989 and recorded on November 28, 1989. (Value or consideration shown in aforementioned deed $35,000.00.)

Nancy D Driver (Nannie D Driver) died testate leaving David Duncan and Nancy Daniels as Co-Personal Representatives of the Estate of Nancy D Driver, deceased.

Being the same property conveyed to Mary Scott, David Duncan, Nancy Daniel and Patricia Bradford Co-Trustees of The Nancy D. Driver Family Trust U/A/D November 21, 2005,its successors and assigns by Executors Quitclaim deed from David Duncan and Nancy Daniel, Co-Personal Representatives of estate of Nancy D. Driver, deceased of record in Instrument No. 20120907-0081215 Register's Office for Davidson County, Tennessee, dated December 30, 2012 and recorded on September 7, 2012.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 191, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **808 31st Ave N, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF NOVEMBER, 2021.

The Nancy D. Driver Family Trust U/A/D November 21, 2005

BY: _____
Mary Scott
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY SCOTT, TRUSTEE of THE NANCY D. DRIVER FAMILY TRUST U/A/D NOVEMBER 21, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of November, 2021.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212