WARRANTY DEED

Karen Johnson Davidson County
Batch# 767660 **DEEDWARR**
12/03/2021 03:57:07 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20211203-0161058

J-GK-21-1111B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(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)	**091-04-0-017-00**
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:

A certain tract or parcel of land situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 28 on the unrecorded map of George I. Waddy State Normal Subdivision, described according to a copy of a survey thereof made by W.B,. Southgate, Surveyor, June 1916, as follows:

Beginning at a point in the Westerly margin of 38th Avenue North, 250 feet North of the North margin of Centennial Boulevard at the corner of Lots Nos. 27 and 28, thence with the line between said lots, Westerly 150 feet to a point in the East margin of an alley; thence with the margin of the same, Northerly 50 feet to the corner of Lots Nos. 28 and 29; thence with the line between said lots, Easterly parallel to the North margin of Centennial Boulevard, 150 feet to the West margin of 38th Avenue North; thence with the margin of the same, Southerly 50 feet to the beginning.

Being a portion of the same conveyed to Nannie Duncan Driver by Deed dated December 22, 1956 from John L. Driver, of record in Book 2633, Page 1, Register's Office for Davidson County, Tennessee.

Said Nannie Duncan Driver became deceased on April 2, 2011 leaving Last Will and Testament filed for Probate in Docket No. 11P966, Chancery Court of Davidson County, Tennessee. David Duncan and Nancy Daniel, 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 by Executor's Quitclaim Deed from David Duncan and Nancy Daniel, Co-Personal Representatives of the Estate of Nancy D. Driver, deceased, of record in Instrument No. 20120907-0081214 Register's Office for Davidson County, Tennessee, dated December 30, 2011 and recorded on September 07, 2012.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1111B 38th 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.

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

BY: Mary Scott
Mary Scott
Co-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, CO-TRUSTEE of 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: 03/07/2023
(SEAL)



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