Karen Johnson Davidson County
Batch# 778424 DEEDWARR
12/22/2021 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20211222-0169116

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Pinnacle Prime Investments, LLC 201 Acklen Park Dr Unit 4 Nash, TN 37203	New owner	104-02-0A-005-00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Andrew J. Brodbine**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Pinnacle Prime Investments, LLC**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 5 on the Plan of Acklen Place Condominium, a Horizontal Property Regime, of record in Plat Book 5200, page 503, said Register's Office, to which reference is hereby made for a more full and complete description of said unit, together with an undivided 1/34 interest in all common areas.

The premises herein insured is a condominium apartment established pursuant to all the provisions of Tennessee Horizontal Property Act as set out in Section 64-2701, et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the Bylaws for the administration thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through and/or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed Establishing Horizontal Property Regime of the Acklen Place Condominiums, of record in Book 6045, page 173, said Register's Office.

Being the same property conveyed to The B & T Company, a partnership composed of Michael P. Brodbine and Stephen L. Thomas by Warranty Deed from Union Development Company, Inc, dated 08/09/1983 and recorded 08/12/1983, of record in Book 6115, Page 52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael P. Brodbine, d/b/a B & T Co., his successors and assigns by Quitclaim Deed from Stephen L. Thomas, dated 01/07/1992 and recorded 02/12/1992, of record in Book 8549, Page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anne Brodbine by Quitclaim Deed from Michael P. Brodbine, dated 10/28/2002 and recorded 11/01/2002, of record in Instrument 200211010134310, and Re-recorded in Instrument 200302120019512, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew J. Brodbine by Quitclaim Deed from Anne Brodbine, dated 10/28/2002 and recorded 11/13/2002, of record in Instrument 200211130140680, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew J. Brodbine by Quitclaim Deed from Anne Brodbine, dated December 17, 2021, of record in Instrument ____20211220169115_____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 201 Acklen Park Drive Unit 5, Nashville, TN 37203

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.

Witness my hand this the 17th day of December, 2021.

Andrew J. Brodbine

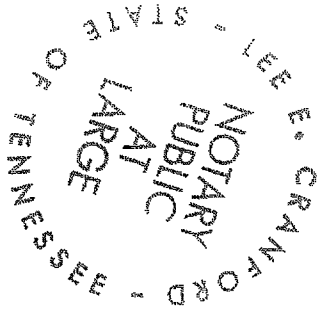
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Andrew J. Brodbine with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 17th of December, 2021.

Notary Public

My Commission Expires: 11/6/2023



Certificate of Authenticity

I, Melanie Hall, 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 12/17/21.

Affiant Signature

12-17-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of December, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22