Karen Johnson Davidson County
Batch# 785939 DEEDWARR
01/10/2022 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220110-0002755

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT211200415

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of December, 2021

Notary Public

MY COMMISSION EXPIRES:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise Carter and Spencer Carter	**First Horizon Bank**	**081-15-0-410.00**
1415 Heiman St.	**165 Madison Ave.**	
Nashville, TN 37208	**Memphis, TN 38103**	

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

PNI, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Denise Carter and Spencer Carter, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 more particularly described as follows:

BEING Lot Numbered "Twenty-Three" (23) in the Bransford Realty Company's Subdivision of Lots Nos. 1 and 3 and part of Lot No. 2 of the James Hamilton Tract, the Plan of which is of record in Book 332, Page 166, of the Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts thirty-eight feet on the south side of Heiman Street and extends back southwardly between parallel lines 153.3 feet, more or less, on the eastern margin, and 153 feet, more or less, on the western margin to an alley in the rear.

BEING the same property conveyed to PNI, LLC, a Tennessee limited liability company, by Warranty Deed from Chapman Development, LLC, a Tennessee limited liability company, dated 9/7/2021 and recorded 9/10/2021 in Instrument Number 20210910-0121471, Register's Office for Davidson County, Tennessee. ALSO BEING part of the same property previously conveyed to Chapman Development, LLC, a Tennessee limited liability company, by Warranty Deed from Kwame Asare and Serwaa Asare, husband and wife, dated 1/22/2018 and recorded 1/24/2018 in Instrument Number 20180124-0007454, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1415 Heiman St., Nashville, TN 37208**
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 our hands this 30th day of December, 2021.

PNI, LLC

BY: _____
THERESE WINNINGTON, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Therese Winnington with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Authorized Agent of PNI, LLC the within named bargainor, and corporation, and that she as such Authorized Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Therese Winnington as such Authorized Agent.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of December, 2021.

Commission Expires:_____

_____
Notary Public



Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 12/30/21 (date of document).

Affiant Signature

12/30/21
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 30th day of December, 2021

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL