Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT220100013

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $252,000.00.

Affiant

Subscribed and sworn before me this the 15th day of February, 2022.

Notary Public
My commission expires:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Karen Johnson Davidson County
Batch# 807842 DEEDWARR
02/17/2022 01:30:35 PM 2 pgs
Fees: $13.00 Taxes: $932.40
20220217-0018617

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
PNI LLC 756 Kent Road Nashville, TN 37214	PNI LLC 209 Neelys Bend Rd Madison, TN 37115	096-09-0A 756.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DONALD S. SIVYER JR., UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PNI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Type in County County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 756 on the Plan of Emery Place, of record in Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald S. Sivyer Jr., unmarried, by deed dated 08/28/2015, from Watson H. Fields, Jr. and Katherine M. Fields of record in Instrument No. 20150910-0091894, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 756 Kent Road, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 15th day of February, 2022.

Donald S. Sivyer, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald S. Sivyer, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of February, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022