Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT220200028

WARRANTY DEED

Karen Johnson Davidson County
Batch# 813876 DEEDWARR
03/02/2022 12:37:54 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20220302-0023725

File No. AT-22-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PNI LLC	New Owner	
(NAME)	(NAME)	
289 McGavock Pike	209 Neelys Bend Road	095-12-0-166.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Lazaro Real Estate Investments LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PNI LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 2 on the Plan of 2 Lot Subdivision for Milford Smith of record in Plat Book 5190, Page 269, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lazaro Real Estate Investments, LLC, a New Jersey limited liability company by Warranty deed from Bridgeway Property Investments, LLC, a California limited liability company of record in Instrument No. 20191021-0107400 Register's Office for Davidson County, Tennessee, dated October 01, 2019 and recorded on October 21, 2019.

Being also known as 289 McGavock Pike Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 28th day of February, 2022.

Lazaro Real Estate Investments LLC, a New Jersey Limited Liability Company

By: _____
Christian A. Lazaro, Member

By: _____
Aimee C. Lazaro, Member

STATE OF ~~TENNESSEE~~ NJ
COUNTY OF ~~DAVIDSON~~ Ocean

Before me, the undersigned Notary of the state and county mentioned, personally appeared Christian A. Lazaro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Lazaro Real Estate Investments LLC, the within named bargainor, a Limited Liability Company, and that such Christian A. Lazaro as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Brick, NJ ~~Tennessee~~, this 28th day of February, 2022.

Theresa Valenti
Notary Signature

Printed Name: Theresa Valenti

My commission expires: 5/28/2026

Theresa Valenti
Notary Public
New Jersey
My Commission Expires 05-28-26
No. 67142