Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT 22020032

Karen Johnson Davidson County
Batch# 821341 DEEDWARR
03/14/2022 10:30:48 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20220314-0029318

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $360,000.00. Affiant Subscribed and sworn to before me, this the 11th day of March, 2022. Notary Public My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
PNI, LLC	New Owner	052-07-0-012.00
209 Neelys Bend Road		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID STEIN, MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PNI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 2 (Two), in Block "B" on the Unrecorded Plan of Homeacres, as subdivided by Blanchard & Parrish Surveyors. Said Lot No. 2 (Two) in Block "B" fronts 100 feet on Neely's Bend Road, its West line measures 275 feet, its rear or South line measures 100 feet, and its East line measures 275 feet.

Included in the above description BUT EXCLUDED from this conveyance is the following described property described as follows, to wit:

BEING the northwesterly triangular part of Lot No. 2 on the Map of Homes Acres, in the 11th Civil District of said County, and described according the survey made by Harvey Gee, Surveyor, November 10, 1953, as follow:

Beginning at a point in the common northerly corner of Lots 2 and 3; thence along the northerly line of Lot 2, South 66 degrees 35' East 22.5 feet to a point; thence South 18 degrees 28' West 85.51 feet to a point in the line between Lots 2 and 3; thence with the line between said lots, North 4 degrees 05' East 90.28 feet to the beginning.

Tract 2:
Land in Davidson County, Tennessee, being the southeasterly triangular part of Lot No. 3 on the Map of Home Acres, in the 11th Civil District of said County, and described according to a survey made by Harvey Gee, Surveyor, November 10, 1953, as follows:

Beginning at a point in the northerly margin of Neely's Bend Road, at the common corner of Lots 2 and 3; thence with the line between said lots, North 4 degrees 05' East 184.72 feet to a point; thence South 18 degrees 28' West 174.96 feet to the North margin of Neely's Bend Road; thence with the margin of said Road, South 66 degrees 35' East 46.04 feet to the beginning.

Being the same property conveyed to David Stein, married man by Warranty deed from Wayne Hackney and wife, Linda Hackney and Bennie Hackney, unmarried of record in Instrument No. 20160920-0099129 Register's Office for Davidson County, Tennessee, dated September 14, 2016 and recorded on September 20, 2016.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 923 Neelys Bend Road, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of March, 2022.

David Stein

STATE OF CALIFORNIA
COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Stein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of March, 2022.

C. HAINES
Notary Public - California
Contra Costa County
Commission # 2324958
My Comm. Expires Apr 15, 2024

Notary Public

My Commission Expires: 4-15-2024