Karen Johnson Davidson County
Batch# 832005 DEEDWARR
03/30/2022 03:21:30 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20220330-0037106

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2022.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-12949NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Pembroke, LLC, a Tennessee limited liability company	Pembroke, LLC, a Tennessee limited liability company	11907001400
(NAME)	(NAME)	
4615 Shys Hill Road	4615 Shys Hill Road	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, THOMAS WAYNE STOOP, SUCCESSOR EXECUTOR OF THE ESTATE OF RACHEL S. ELROD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PEMBROKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 127 on the Plan of Glencliff Estates, Section 6, as of record in Book 2133, page 73, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Jacqulyn Drive at the corner of Lots 126 and 127; thence

with the line between said lots southerly 117 feet to a point; thence easterly 166.2 feet to the west margin of Barrett Road; thence with the margin of the same northerly 92.1 feet to the beginning of a curve; thence around said curve northwesterly 39.3 feet to the south margin of Jacqulyn Drive; thence with the margin of the same westerly 141.3 feet to the point of beginning.

Being the same property conveyed to William B. Elrod and wife, Rachel S. Elrod by Deed dated February 14, 1955 from James O. Jones and wife, Mary M. Jones, of record in Book 2343, Page 70, Register's Office for Davidson County, Tennessee. The said William B. Elrod having since died and leaving his interest to Rachel S. Elrod by rights of survivorship. The said Rachel S. Elrod having since died Testate on October 19, 2019, by evidence of Case No. 19P2161, Seventh Circuit Court of Davidson County, Tennessee (Probate Division). The Last Will and Testament named Frances Melinda Elrod as the Executor of the Estate of Rachel S. Elrod with the power and control over the real property. Subsequently, Thomas Wayne Stroop was appointed as Successor Executor of the Estate of Rachel S. Elrod.

unimproved ☐
This is improved ☒ property, known as 10 Jacqulyn Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 23 day of March, 2022.

The Estate of Rachel S. Elrod

BY: _____
Thomas Wayne Stoop
Successor Executor

STATE OF TENNESSEE
COUNTY OF Williamson

On this 23 day of March, 2022, before me personally appeared Thomas Wayne Stoop, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 23 day of March, 2022

Commission Expires: 8/1/22

_____
Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 3/23/2022 (date of document).

_____
Affiant Signature
Date 3/23/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 23 day of March, 2022.

_____
Notary's Signature
MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY