Karen Johnson Davidson County
Batch# 838944 DEEDWARR
04/13/2022 10:18:30 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20220413-0042735

WARRANTY DEED

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: . 9/29/24

(AFFIX SEAL)

MST 2022-0341

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Pemberton and Caitlin Pemberton	Joshua Pemberton & Caitlin Pemberton	
(NAME)	(NAME)	
1604 Electric Avenue	1514 Long Ave	094-01-0-455.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, WE, **Britnie F. Turner,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Pemberton and Caitlin Pemberton,** 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:

THE SUBJECT PROPERTY IS NEITHER THE PRINCIPAL RESIDENCE OF GRANTOR NOR HER SPOUSE OR ANY DEPENDENT.

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Shelby Village No Three of record in Plat Book 2083, Page 6, 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 Elevate Land Investments, LLC by Warranty deed from Anne C. Taylor of record in Instrument No. 20150619-0059022 Register's Office for Davidson County, Tennessee, dated June 15, 2015 and recorded on June 19, 2015. (Value of consideration shown in aforementioned deed $202,000.00.)

Being the same property conveyed to Britnie F. Turner by Quitclaim deed from Elevate Land Investments, LLC of record in Instrument No. 20200103-0000806 Register's Office for Davidson County, Tennessee, dated January 02, 2020 and recorded on January 03, 2020. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1604 Electric Avenue Nashville, Tennessee 37206.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien due and payable, and now delinquent. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2083, Page 6, Register's Office for Davidson County, Tennessee.

This property, known as 1604 Electric Avenue, Nashville, TN 37206
(House Number) (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 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(s) this 21 DAY OF March, 2022.

Britnie F. Turner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Britnie F. Turner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of March, 2022.

Notary Public
My commission expires: 6-29-24

ROBERT EDDY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 29, 2024

I Lisa Allard, 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 March 21, 2022.

Lisa Allard, Affiant March 21, 2022

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this March 21, 2022.

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

MY COMMISSION EXPIRES: 02-19-2024