Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
ST2204000098

WARRANTY DEED

Karen Johnson Davidson County
Batch# 853178 **DEEDWARR**
05/10/2022 12:27:56 PM 2 pgs
Fees: $13.00 Taxes: $1,988.75
20220510-0053385

2022-70

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th day of May, 2022.

(Affix Seal) Notary Public
My Commission Expires:

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

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
PNI, LLC 209 Neelys Bend Road Madison, TN 37115	NEW OWNER	092.07-0-299.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gillhamp Investments, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **PNI, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 12 on the Map of a Subdivision of Lot 17 of the Harding Lytle Tract of record in Plat Book 1, Page 95, Chancery Court of Nashville, Tennessee, to which reference is hereby made for a more complete description.

Less and Except the portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed dated May 30, 1979, from Joel Gordon and Sherron Weinberger of record in Book 5445, Page 686, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gillhamp Investments, LLC from Keith Jorgensen and Kini Jorgensen, Trustees of the Jorgensedn Family Trust dated June 30, 2000 dated March 14, 2016 and recorded June 16, 2016 in instrument #2016016-0025017, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 826 A, B, C, 19th Avenue N, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 6th day of May, 2022

Gillhamp Investments, LLC, By: Betty Hampton, Member

Gillhamp Investments, LLC, By: Darren Hampton, Member

Gillhamp Investments, LLC, By: Robin Gilliam, Member

Gillhamp Investments, LLC, By: Jon Gilliam, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Betty Hampton, 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 (or other officer authorized to execute the instrument) of Gillhamp Investments, LLC the within named bargainor, a limited liability company, and that such president or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Member.

Witness my hand and seal this 6th day of May, 2022.

NOTARY SIGNATURE
Notary Expires: 11/6/2023

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Darren Hampton, 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 (or other officer authorized to execute the instrument) of Gillhamp Investments, LLC the within named bargainor, a limited liability company, and that such president or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Member.

Witness my hand and seal this 6th day of May, 2022.

NOTARY SIGNATURE
Notary Expires: 11/6/2023

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Robin Gilliam, 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 (or other officer authorized to execute the instrument) of Gillhamp Investments, LLC the within named bargainor, a limited liability company, and that such president or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Member.

Witness my hand and seal this 6th day of May, 2022.

NOTARY SIGNATURE
Notary Expires: 11/6/2023

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Jon Gilliam, 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 (or other officer authorized to execute the instrument) of Gillhamp Investments, LLC the within named bargainor, a limited liability company, and that such president or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Member.

Witness my hand and seal this 6th day of May, 2022.

NOTARY SIGNATURE
Notary Expires: 11/6/2023

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson