Karen Johnson Davidson County
Batch# 853235 DEEDWARR
05/10/2022 02:40:50 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20220510-0053470

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of May, 2022.

Notary Public:
My Commission Expires:

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: PNE Investment, LLC PO Box 301 Brentwood TN 37024	Send Tax Bills To: New Owner	Map/Parcel Number: 043-13-0-336.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Thomas Andrew Zoeller and wife, Linda Zoeller, as tenants by the entirety**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **PNE Investment, 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, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot #14 of Block "E" on the Plan of Crittenden Estates, as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee.

SAID Lot #14 fronts 50 feet on the northerly side of Hickory Street (formerly Oak Street) and runs back 128.3 feet on the east line and 129 feet on the west line, to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to Thomas Andrew Zoeller and wife, Linda Zoeller, as tenants by the entirety, by Quitclaim Deed from Thomas Andrew Zoeller, dated 10/4/2018 and recorded 10/16/2018 in Instrument Number 20181016-0102450; and the same property previously conveyed to Thomas Andrew Zoeller, single, by Warranty Deed from Curtis L. Ellis and wife, Celia A. Ellis, dated 3/28/1983 and recorded 4/5/1983 in Book 6032, Page 401, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Restrictive Covenants of record in Book 1129, Page 521, Register's Office for Davidson County, Tennessee

Subject to Shared Driveway Easement of record in Book 5444, Page 960 (applicable to Lots 14 and 15 in Block E), Register's Office for Davidson County, Tennessee

Subject to all existing easements and all other matters shown on plat of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee/

This is (X) improved ( ) unimproved property, known as: 313 Hickory Street, Madison, TN 37115

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 assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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 my/our hand(s) this the 10th day of May, 2022.

Thomas Andrew Zoeller

Thomas Andrew Zoeller

Linda Zoeller

Linda Zoeller

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Thomas Andrew Zoeller and Linda Zoeller, the bargainor(s), 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, this 10th day of May, 2022.

Commission Expires: 8/19/25

Notary Public:

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY