RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-8136-2022

Karen Johnson Davidson County
Batch# 857301 DEEDWARR
05/17/2022 02:48:56 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220517-0056983

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2022

NOTARY PUBLIC

My commission expires:

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

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PNE Investments, LLC P.O. Box 301 Brentwood TN 37024	Same address as new owner	133-15-0-149

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THOUSAND AND 00/100 Dollars ($400,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOSEPH P. JOHNSTON AND CHLOE B. JOHNSTON**, husband and wife, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PNE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Neal Subdivision Revised, of record in Plat Book 8250, Page 311, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph P. Johnston and Chloe B. Johnston, husband and wife from Zhanna Nikitina, by Warranty Deed dated 05/01/2015 and recorded 05/06/2015 in Instrument No. 20150506-0041282, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 313 Foxglove Drive, Nashville, TN 37211

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 12th day of May, 2022

GRANTOR(S)

Joseph P. Johnston

STATE OF CA
COUNTY OF Contra Costa

Personally appeared before me, a Notary Public, Joseph P. Johnston , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12 day of May, 2022

Notary Public

John Pfund
Printed Notary Name

My commission expires: 7/24/2024

JOHN PFUND
COMM. # 2330817
ALAMEDA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
JULY 24, 2024

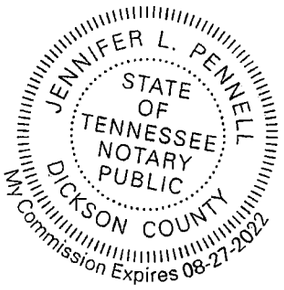
Chloe B. Johnston

Chloe B. Johnston

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Chloe B. Johnston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12 day of May, 2022.



Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____