Karen Johnson Davidson County
Batch# 857679 DEEDWARR
05/18/2022 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,709.40
20220518-0057488

Name and Address of New Owner:
Pasifica Investment, LLC
1501 Lebanon Road
Nashville, TN 37210

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22030538

Map and Parcel: 081 07 0 164.00 and 081 07 0 162.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven E. Callis, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Pasifica Investment, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1: 1703 Seifried St
Being Lot No. 64 in George Shields' Second Addition to North Nashville, a plan of which is recorded in Book 57, Page 146, Register's Office for said County.

Tract 2: 1701 Seifried St
Being part of Lot No. 65 in George Shield's Second Addition to North Nashville, Tennessee, a plan of said addition is of record in Book No. 57, Page 146, of the Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at the south west corner of Seifried Street and Salem Street now 18th Avenue North running thence along Salem Street or 18th Avenue North South to the line of the lot previously sold by Robert Lusk to JC Jones about 129 feet; thence along the northerly line of said Jones lot and westerly to the eastern line of Lot No. 64 in said addition, thence along and with the easterly line of Lot No. 64 and northerly 118 feet more or less to the southerly margin of Seifried Street thence easterly and with the southerly margin of said Seifried Street 31 feet to the point of beginning.

Being the same property conveyed to Steven E. Callis, unmarried and Marilyn D. Stafford, married, as tenants in common with right of survivorship by Warranty Deed filed for record on October 25, 2012 in Instrument Number 20121025-0097896, of the Register's Office of Davidson County, Tennessee. Marilyn D. Stafford died on December 17, 2017, leaving Steven E. Callis as surviving tenant.

Pasifica Investment, LLC is one and the same as pasifica investment llc.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1703 and 1701 Seifried Street, 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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 hand this 29th day of April, 2022.

Steven E. Callis

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Steven E. Callis, unmarried, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed,

Witness my hand and seal this 29th of April, 2022.

Notary Public
My Commission Expires: 9/19/22

LAURA VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $462,000.00.

Affiant Signature

State of Tennessee

County of Davidson

Subscribed and sworn to before me, this 29th day of April, 2022.

Notary Public
My Commission Expires: 9/19/22

LAURA VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 April 29th, 2022 (date of document).

Cindy S. Smith, Affiant

05/02/2022

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of May, 2022.

Notary

MY COMMISSION EXPIRES:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022