Karen Johnson Davidson County
Batch# 893240 DEEDWARR
07/25/2022 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20220725-0084777

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

Affiant

Subscribed and sworn to before me, this 21 day of July, 2022.

Notary Public

My commission expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Marguerite A. Scribante Revocable Trust	New Owner	**061-16-0-047.00**
1353 Cardinal Ave.		
Nashville, TN 37216		

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, I,

PDS Construction, LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Marguerite A. Scribante Revocable Trust

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the Southerly 30 feet of the Westerly 190 feet of Lot No. 32, the Northerly 30 feet of the Westerly 40 feet of Lot No. 37 and the Northerly 30 feet of Lots Nos. 38, 39 and 40, of Block "A" on the Map of Greenland Estates, of record in Book 974, Page 13, Register's Office for said County.

Being the same property conveyed to Lois Jean Hatcher and Joyce Faye Jackson, as tenants in common by Deed from Bill Cecil Kelsey and wife, Patricia M. Kelsey dated April 27, 1973, recorded May 1, 1973, in Book 4703, Page 250, in the Register's Office for Davidson County, Tennessee.The said Lois Jean Hatcher died November 23, 2012. See Probate Case 83CH1-2013-PR-306 in Sumner County Chancery Court, Probate Division, Sumner County, Tennessee naming Joyce Faye Jackson Devisee Under the Last Will and Testament of Lois Jean Hatcher.

Being the same property conveyed to Terrell A. Harper, a married man by Warranty deed from Joyce Faye Jackson, an unmarried woman and Joyce Faye Jackson, as Devisee under the last will and Testament of Lois Jean Hatcher of record in Instrument No. 20210728-0101760, Register's Office for Davidson County, Tennessee, dated July 27, 2021 and recorded on July 28, 2021.

Being the same property conveyed to Music City Financial, LLC, a Texas limited liability company by Warranty deed from Terrell A. Harper, married of record in Instrument No. 20211122-0154823 Register's Office for Davidson County, Tennessee, dated November 15, 2021 and recorded on November 22, 2021.

Being the same property conveyed to PDS Construction LLC, a Tennessee Limited Liability Company by Warrenty deed from Music City Financial, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211119-0154250 Register's Office for Davidson County, Tennessee, dated November 15, 2021 and recorded on November 19, 2021.

This is improved property known as **1353 Cardinal Ave., Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21 day of July, 2022.

PDS Construction, LLC, a Tennessee Limited Liability Company

By: Dustin Smith – Member

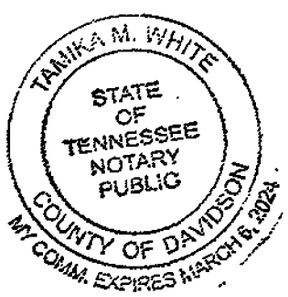
By: Phil Smith - Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Dustin Smith and Phil Smith, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members (or other officer authorized to execute the instrument) of PDS Construction, L.L.C., the within named bargainor, a Tennessee limited liability company, and that they as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Members.

Witness my hand and official seal this 21 day of July, 2022.

Notary Public
My Commission Expires: 3/6/2024



SolomonParks File No. 22-000905-526

Certificate of Authenticity

I, Joshua A. Terry, 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 7/21/22.

Affiant Signature

7/25/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/25/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON