Karen Johnson Davidson County
Batch# 906743 DEEDWARR
08/23/2022 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20220823-0095209

Warranty Deed

JULIE BAILEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $230,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this the 16th day of August, 2022. Julie Bailey Notary Public My commission expires: 9-2-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
PNI, LLC	New Owner(s)	104-02-0A-021.00-CO
209 Neelys Bend Road		
Nashville, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THE MEGGS FAMILY LIMITED PARTNERSHIP, A TENNESSEE PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PNI, 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit No. 21 on the Plan of Acklen Place Condominium, a Horizontal Property Regime, of record in Plat Book 5200, page 503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more full and complete description of said unit, together with an undivided 1/34 interests in all common areas.

Being a portion of the same property conveyed to Elizabeth B. Meggs by Warranty deed from Union Development Company, Inc of record in Book 6077, page 574 Register's Office for Davidson County , Tennessee, dated June 15, 1983 and recorded on June 17, 1983.

Being a portion of the same property conveyed to The Meggs Family Limited Partnership, a Tennessee Limited Partnership by Quitclaim deed from Elizabeth B. Meggs, a widow, also known as Elizabeth Brewster Meggs of record in Book 10218, page 181 Register's Office for Davidson County , Tennessee, dated October 02, 1996 and recorded on October 07, 1996.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 201 Acklen Park Drive 21, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are 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/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of August, 2022.

Meggs Family Limited Parntership, a Tennessee Partnership

By: Meggs, Inc

By: Elizabeth Meggs Browning Family Trust

By: _____
Barbara Joan Browning, Trustee

By: _____
Beverly Anne Browning, Trustee

_____
Barbara Joan Browning

_____
Beverly Anne Browning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Joan Browning and Beverly Anne Browning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustees of the Elizabeth Meggs Browning Family Trust shareholder of Meggs, Inc., Partner of the Meggs Family Limited Parntership, a Tennessee Partnership, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 16th day of August, 2022.

_____
Notary Public

STEVE MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Joan Browning and Beverly Anne Browning with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of August, 2022.

_____
Notary Public

STEVE MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 23, 2022 (date of document).

Affiant Signature

August 23, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

NOTARY'S SEAL