WARRANTY DEED

Karen Johnson Davidson County
Batch# 908033 DEEDWARR
08/25/2022 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220825-0096045

File #22-DM-0705-WG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: June 18, 2024

(AFFIX SEAL)

CHARLES H. BYRD, SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MADISON

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shah Investors, LLC		
(NAME)	(NAME)	**082 07 0 480.00**
8 Ridgefield Place (ADDRESS)	8 Ridgefield Place (ADDRESS)	
Jackson, TN 38305 (CITY) (STATE) (ZIP)	Jackson, TN 38305 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARI PIRTLE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHAH INVESTORS, LLC, A LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Arrington Heights, Sec. III as of record in Plat Book 3300, Page 99, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a concrete monument in the East margin of North 5th Street opposite a turn into North Fifth Court; thence with the margin of said street, Northerly 75 feet to a corner of Lot No. 1; thence with the line between Lots 1 and 2, Easterly 90 feet to a corner of Lot No. 3; thence with the line between Lots 2 and 3, Southerly 86.27 feet to the Northerly margin of North Fifth Court; thence with the margin of the same, Westerly 10.11 feet; Westerly 40.42 feet: Westerly 16.91 feet to the beginning of a curve; thence around said curve, Northwesterly 39.3 feet to the point of beginning. Amendment to Set-Back Line recorded August 10, 1965 in Book 3921, Page 932.

Being the same property conveyed to Chari Pirtle, by Warranty Deed from Christine A. Wilson Revocable Trust, of record in Instrument Number 20190104-0001274, Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded January 04, 2019.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Arrington Heights Section 3, as recorded in Plat Book 3300, Page(s) 99 and Amendment to Set-Back Line recorded August 10, 1965 in Book 3921, Page 932.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3368, Page 23 and Book 3507, Page 572.
*Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3507, Page 347.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **705 North 5th Court, Nashville, TN 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 24th day of August, 2022.

Chari Pirtle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of August, 2022, before me personally appeared Chari Pirtle, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of August, 2022.

Notary Signature
My commission expires: 8-20-2023



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Maegan Rae King, 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 8-24-2022 (date of document).

Maegan Rae King
Affiant Signature

8-25-2022
Date

STATE OF TENNESSEE
COUNTY OF GIBSON

Sworn to and subscribed before me on 8-25-2022.

Marcie Willis
Notary's Signature

My Commission Expires: _____.

