Karen Johnson Davidson County
Batch# 916945 DEEDWARR
09/15/2022 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,317.20
20220915-0102863

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-4294

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,000.00

Affiant

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

Notary Public

Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Myrtle Beach Adventure Properties, LLC 4616 South Island Dr. North Myrtle Beach, SC 29582	New Owner	061 16 0 205.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Christopher Pexa and Melissa Cundieff, f/k/a Melissa Pexa, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Myrtle Beach Adventure Properties, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 50 on the plan of KENNEDY AND GRAVES Subdivision, Blocks C and Monte Vista, as of record in Book 421, Page 143, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 50 fronts one-hundred-thirteen (113.1) feet on the south side of Alpine Avenue, and runs back between parallel lines 388 1/2 feet to a dead line.

This conveyance is all of Lot No. 50 except the 50 feet on the easterly side of same having formerly been sold and conveyed.

BEING the same property conveyed by Warranty Deed from Charles R. Bobbitt, Sr., Executor of the Estate of Earl Horace Bobbitt to Christopher Pexa and wife, Melissa Pexa, recorded February 20, 2009, as Instrument No. 20090220-0014828 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $99,000.00.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1320 McAlpine Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 9th day of September, 2022.

Christopher Pexa

Melissa Cundieff, f/k/a Melissa Pexa

STATE OF Minnesota
COUNTY OF Ramsey

On this 9th day of September, 2022, before me personally appeared Christopher Pexa and Melissa Cundieff, 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 9th day of September, 2022.

Notary Signature
My commission expires: 1/31/2025

MICHAEL MOOS LO
Notary Public
Minnesota
My Commission Expires
Jan 31, 2025

Tennessee Certification of Electronic Document

I, Robin White, 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 9.12.22 (date of document).

Affiant Signature

9.12.22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

