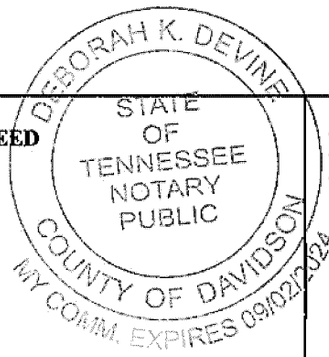
Karen Johnson Davidson County
Batch# 923961 DEEDWARR
09/30/2022 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20220930-0108260



WARRANTY DEED

File No. DD-22-3045

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PJ Investments LLC	New Owner	
(NAME)	(NAME)	
~~101 Desoto Drive~~	303 GATEWOOD AVE.	119-03-0-016.00
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37210~~	NASHVILLE, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Steven A. Claiborne and and Brenda Jody Claiborne,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PJ Investments LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, 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. 55 on the Plan of Mertie Milwee Property of record in Plat Book 2331, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David W. Agee and Steven A. Claiborne by Warranty deed from Hubert W. Claiborne, Jr and wife, Janet Elaine Claiborne of record in Book 10582, page 648, Register's Office for Davidson County, Tennessee, dated August 22, 1997 and recorded on August 27, 1997 and Deed of Correction recorded dated February 07, 2013, in Instrument No. 20130207-0012900.

Being the same property conveyed to Steven A. Claiborne and wife, Brenda Jody Claiborne, tenants by the entirety by Quitclaim deed from David W. Agee and Steven A. Claiborne of record in Instrument No. 20130207-0012901 Register's Office for Davidson County, Tennessee, dated January 31, 2013 and recorded on February 07, 2013.

This is property more commonly known as 101 Desoto Drive, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 26 day of September, 2022.

Steven A. Claiborne

Brenda Jody Claiborne

STATE OF FL

COUNTY OF Pinellas

On this 26 day of September, 2022, before me personally appeared Steven A. Claiborne and Brenda Joy Claiborne, 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 26 day of September, 2022.

Bm Patel
Notary Signature
My commission expires: 11-15-2025
(Affix Seal)

BELABEN M. PATEL
Notary Public
State of Florida
Comm# HH199075
Expires 11/15/2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, DEBORAH DEVINE, 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 SEPT. 26, 2022.

Date

Affiant Signature

SEPT. 30, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of SEPT, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)