BOX 10-B

Karen Johnson Davidson County
Batch# 952846 **DEEDWARR**
12/19/2022 10:33:22 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20221219-0130760

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00**

Emily Allison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF **DECEMBER, 2022.**

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAITLIN STOUT AND EMILY ALLISON	**AMERICAN PACIFIC MORTGAGE CORPORATION**	**060-16-0-158.00**
(NAME)	(NAME)	
120 DELLWAY DRIVE	**580 MENLO DRIVE, SUITE 2**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	**ROCKLIN, CA 95765**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WE, PLR PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAITLIN STOUT AND EMILY ALLISON, A MARRIED COUPLE,** 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(s) 250 and 251, as shown on the map entitled Final Plan of Joywood Heights Section II, of record in Plat Book 1130, pages 92 and 93 (erroneously shown as Plat Book 1180, pages 92 and 93 on previous deeds), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PLR PROPERTIES LLC, A TENNESSEE LIMITED LIABILTY COMPANY, by deed from COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILIITY COMPANY, of record in Instrument No. 20150409-0031438, dated April 9, 2015, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 1130, pages 92 and 93; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3984, page 707; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **120 DELLWAY DRIVE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 16th day of December, 2022.

PLR PROPERTIES LLC
A Tennessee Limited Liability Company

[redacted]
BY: WILLIAM SIMPSON, ADMIN. MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **William Simpson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Admin. Member of **PLR PROPERTIES LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Admin. Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **PLR PROPERTIES LLC,** by himself as such Admin. Member.

Witness my hand and official seal at office this 16th day of December, 2022.

My Commission Expires: **March 3, 2026**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON