Karen Johnson Davidson County
Batch# 959343 DEEDWARR
01/09/2023 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230109-0001740

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Return To:
Magnolia Title and Escrow
1104 Fatherland Street
Nashville, TN 37206

Jill Neely
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 $400,000.00.

Affiant

Subscribed and sworn to before me this 4th day of January, 2023.

Notary Public
My Commission Expires:

File No.: 2022-520

Address of New Owner:	Send Tax Bills to:	Tax Information:
Craiova LLC, a Tennessee Limited Liability Company	Craiova LLC	
1104 Dew Street	124 S. 17th Street	094-01-0-133
Nashville, TN 37206	Nashville, TN 37206	

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

Ronald S. Pardue and Nancy S. Pardue, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Craiova LLC, a Tennessee Limited Liability Company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of Subdivision of Lot No. 3, N.H. Hobson's Subdivision, of record in Book 421, page 78, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 50 feet on the southerly side of Dew Street, formerly Caldwell, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles R. Pardue and Ronald S. Pardue by Deed from Kaye Sellars Hearn of record in Book 7970, page 499, in the Register's Office for Davidson County, Tennessee. The said C. R. Pardue, a/k/a/ Charlie Russell Pardue, is now deceased, and by his Last Will and Testament all his interest in real property was devised to his widow, Peggy Ann Davenport Pardue. Being further conveyed to Ronald S. Pardue and Nancy S. Pardue, husband and wife by Deed dated December 28, 2001 from Peggy Ann Pardue, a widow, recorded December 28, 2001, in Instrument Number 20011228-0144221, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is _X_ improved _____unimproved property and the address of the herein described property is believed to be 1104 Dew Street, Nashville, TN 37206, 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 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 hands this 4th day of January, 2023.

Ronald S. Pardue

Ronald S. Pardue

Nancy S. Pardue

Nancy S. Pardue

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ronald S. Pardue and Nancy S. Pardue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 4th day of January, 2023.

Julie Coone

Notary Public at Large

My Commission Expires: 12-24-2023

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Dawnielle Hardwick, 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 January 4, 2023.

Date

D Hardwick

Affiant Signature

January 9, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of January, 2023.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026