Karen Johnson Davidson County
Batch# 959956 DEEDWARR
01/11/2023 09:26:40 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20230111-0002296

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT221200288

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of January, 2023

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PNI, LLC **209 Neelys Bend Rd.** **Madison, TN 37115**	**SAME**	**096-09-769.00**

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,

Billie Faye Cothron, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PNI, 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 Unit A-769 on the Plan of Emery Place, as of record in Book 6250, Page 719, 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 Billy Faye Cothron, a widow, by Warranty Deed from Richard P. Taber, an unmarried man, dated 4/30/2015 and recorded 5/1/2015 in Instrument No. 20150501-0039278, Register's Office for Davidson County, Tennessee.

Power of Attorney for Billie Faye Cothron was recorded in Instrument Number 20220919-0104205, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **769 Kent Rd., Nashville, TN 37214**
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 our hands this 10th day of January, 2023.

Billie Faye Cothron by Kenneth Proctor, Attorney in Fact

Billie Faye Cothron by Kenneth Proctor,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of January, 2023, before me personally appeared Kenneth Proctor to me known to be the person who executed the foregoing instrument in behalf of Billie Fay Cothron as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Billie Faye Cothron.

Witness my hand and official seal at Nashville, Tennessee, this the 10tn day of January, 2023.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025