Karen Johnson Davidson County
Batch# 976149 DEEDWARR
03/02/2023 01:42:30 PM 4 pgs
Fees: $23.00 Taxes: $2,108.63
20230302-0015071

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$569,900.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20237985	Affiant Sworn to and subscribed before me this 1st day of March, 2023 Notary Public My Commission Expires: _____
After Recording Return To The Above.	ADELAIDA E. DILWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES DEC 19, 2026

WARRANTY DEED

THIS INDENTURE, made this 1st day of March, 2023, among:

PEARL DEVELOPMENT LLC

a Tennessee limited liability company, its successors and/or assigns (the "**Grantor**")

AND

JOHN E VON KLEECK, UNMARRIED MAN

including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 2 on the Plan of Re-Subdivision of Lot No. 374, Joywood Heights, Section 2-A, a plat of which is of record in Plat Book 5190, page 665, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Pearl Development LLC by deed from Music City

Holdings, LLC, a Texas limited liability company, dated July 15, 2021, of record in Instrument No. 20210727-0100291, Register's Office for Davidson County, Tennessee.

This property being known as 2707 Jones Avenue, Nashville, TN 37207.

Chain of Title:
Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by deed from Mike Terlikosky, dated July 15, 2021, of record in Instrument No. 20210722-0098843, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leanna Terlikosky and husband, Mike Terlikosky by Special Warranty Deed from Deutsche Bank National Trust Company, dated March 28, 2007, of record in Instrument No. 20070405-0040871, Register's Office for Davidson County, Tennessee. The property was further conveyed to Mike Terlikosky by deed from Leanna Terlikosky, dated July 15, 2021, of record in Instrument No. 20210722-0098842, Register's Office for Davidson County, Tennessee.

Being also known as 2707 Jones Avenue, Nashville, TN 37207

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its

Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Pearl Development LLC, a Tennessee limited liability company

BY: Jackie P Pitchford-Nolan
Jackie P. Pitchford-Nolan, Member

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Jackie P. Pitchford-Nolan*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Member*** of ***Pearl Development LLC, a Tennessee limited liability company*** the within named bargainor, and that he/she as such ***Member*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Member***.

Witness my hand and official seal this 1st day of March, 2023.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: John von Kleeck
Address: 2707 Jones Avenue
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: John von Kleeck
Address: 2707 Jones Avenue
City, State, Zip: Nashville, TN 37207

Tax ID: 060-16-268.00

Certificate of Authenticity

I, Nick Harris, 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 **March 1, 2023**.

Affiant Signature

3/1/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1st** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 3.7.23
Date

