Name and Address of New Owner:
Pinnacle Stone Enterprises Inc., a Tennessee Corporation
201 LYLE LANE FL 2B
NASHVILLE TN 37210-4824
Send Tax Bills To:
NEW OWNER
201 LYLE LANE FL 2B
NASHVILLE TN 37210-4824
This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 981866 DEEDWARR
03/17/2023 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230317-0019465

Map & Parcel No: 053-08-0-051
and 053-08-0-159

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Debra L. Wicke, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey to **Pinnacle Stone Enterprises Inc., a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
Land in Davidson County, Tennessee, being Lot No 1, Block 15, on the Plan of Dabbs & Elliott Subdivision of record in Book 547, page 127, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Debra L. Wicke from Debra L. Wicke by Quitclaim Deed dated May 25, 2018 and recorded May 29, 2018 in Instrument #20180529-0050803, said Register's Office.

Being the same property conveyed to Debra L. Wicke, a single woman, from Lester Wayne Gragg and Ralph T. Gragg by Warranty Deed dated September 16, 2011 and recorded September 20, 2011 in Instrument #20110920-0072823, said Register's Office.

Property 2:
Land in Davidson County, Tennessee, being Lot No 2, Block 15, on the Plan of Dabbs & Elliott Subdivision of record in Book 547, page 127, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Debra L. Wicke from Debra L. Wicke by Quitclaim Deed dated May 25, 2018 and recorded May 29, 2018 in Instrument #20180529-0050803, said Register's Office.

Being the same property conveyed to Debra L. Wicke, a single woman, from Lester Wayne Gragg and Ralph T. Gragg by Warranty Deed dated September 16, 2011 and recorded September 20, 2011 in Instrument #20110920-0072823, said Register's Office.

Property more commonly known as 2400 Lakeshore Drive and 0 24th Street, Old Hickory TN 37138.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of March, 2023.

(SEAL)
Debra L. Wicke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March, 2023, before me personally appeared Debra L. Wicke, 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 15th day of March, 2023.

Notary Signature
My commission expires: 11/22/2025

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of March, 2023.

Notary Signature
My commission expires: 11/22/2025

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202303170019465

Certificate of Authenticity

I, ALLISON TAYLOR, 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 15, 2023**.

Date

Affiant Signature

March 17, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 05/23/2023

Date

Notary's Seal (if on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner