Karen Johnson Davidson County
Batch# 990778 DEEDWARR
04/12/2023 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20230412-0026680

WARRANTY DEED

RHONDA M. HANNAH
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

WECKLER-H23032

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF April, 2023.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Property Pilots, LLC	SAME	034.10-0-094.01 034.10-0-093.00 034.10-0-002.00 034.10-0-091.00 034.10-0-090.00 034.10-0-079.00
400,407,409,411,413 Atlantic Avenue &1320 Plum St.	1003 Pleasant Valley Road	
Madison, TN 37115	Greenbrier, TN 37073	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RHONDA R. WARREN AND BILLY RAY WARREN, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto PROPERTY PILOTS, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

400 Atlantic Avenue:
Land in the 10th Civil District of Davidson County, Tennessee, being Lot Nos. 1, 2, 3, ,4, and 5, and the westerly 12.5 feet of Lot No. 6 of Block "2" a shown on the Plan of Edenwold Center Subdivision, as of record in Book 421, Page 128, register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

Said lots and a part of a lot adjoin and front together 137.5 feet on the southerly side of Atlantic Avenue and run back between parallel lines 100 feet to the right of way line of the Louisville & Nashville Railroad.

Being the same property conveyed to Rhonda Warren, a married woman by deed from Minnie Belle Williamson of record in Inst. No. 201403210023414, recorded on 03/21/2014, Register's Office for Davidson County, Tennessee.

Previously conveyed to John W. Williamson and wife, Minnie Belle Williamson by Warranty Deed from Tilla Williamson, a widow, John W. Williamson and wife, Minnie Belle Williamson, and Martha Williamson Calvert and husband, Halfree Calvert recorded 05/06/1963 in Book 3536, Page 593.

Said property is conveyed subject to such limitations, encumbrances, etc. as may affect the premises, including, but not limited to notes, easements, building setback lines, etc., as may be set forth on the Plan of Edenwold Center Subdivision, as of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee.

407 & 409 Atlantic Avenue:
Land in Davidson County, Tennessee, being Lots 1, 2, and 3, Block 3, on the Plan of Edenwold Center Subdivision, as of record in Book 421, Page 128, Register's Office.

Said Lots Nos. 1, 2, and 3 adjoining and front together 75 feet on the northerly side of Atlantic Street, and runs back between parallel lines with the easterly margin of First Street, 100 feet to an alley.

Being the same property conveyed to Billy Warren and Rhonda Warren by deed from Ernest Nollie Hall, heir at law of Mildred Hall of record in Book 10047, Page 389, recorded on 05/13/1996, Register's Office for Davidson County, Tennessee.

411 & 413 Atlantic Avenue:
Land in Davidson County, Tennessee, being Lots 4 and 5, Block 3, on the Plan of Edenwold Center Subdivision, as of record in Book 421, Page 128, Register's Office.

Being the same property conveyed to Billy R. Warren and wife, Rhonda R. Warren by deed from Maxie Darrell Gregory and wife, Carolyn Cerice Gregory of record in Inst. No. 200503240032037, recorded on 03/24/2005, Register's Office for Davidson County, Tennessee. Deed rerecorded in Inst. No. 200511010131919.

Previously being the same property conveyed to Maxie Darrell Gregory by deed from Norman Carson Gregory, Harold Dean Gregory and Donald Elvin Gregory of record in Book 11446, Page 330 (Lot No. 3 and Book 11446, Page 332 (Lot No. 4).

Said property is conveyed subject to limitations, restrictions and encumbrance of record as may affect the real property.

1320 Plum Street:
Being the easterly 10 feet of Lot No. 16, Lot No 17 and the westerly 20 feet of Lot No. 18 in Block 3 of the Edenwold Subdivision, of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee.

Said parts of said lots from together 55 feet on the south side of Plum Street and run back between parallel lines to a dead line on the rear.

Being the same property conveyed to Billy Warren and wife, Rhonda Warran by deed from K. Amanda Peck of record in Inst. No. 200606220074769, recorded on 02/22/2006, Register's Office for Davidson County, Tennessee.

( ) improved

This is (X) improved and unimproved property known as 400,407,409,411,413 Atlantic Avenue &1320 Plum St., Madison, Tennessee 37115 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 10th day of April, 2023 :

Rhonda R. Warren

Billy Ray Warren

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Angela Hyde, a Notary Public in and for said County and State, the within named RHONDA R. WARREN AND BILLY RAY WARREN, WIFE AND HUSBAND, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 10th day of April, 2023.

Notary Public

My Commission Expires: 10/21/24

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 4/10/2023 (date of document).

Affiant Signature

4/11/2023
Date

State of Tennessee

County of SUMNER

Sworn to and subscribed before me this 11 day of April, 2023.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
COMM. EXPIRES 10/21/2024

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 10/21/24