Karen Johnson Davidson County
Batch# 995847 DEEDWARR
04/25/2023 10 27 55 AM 2 pgs
Fees $13 00 Taxes $703 00

20230425-0030286

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT230400065

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
24th day of April, 2023

Notary Public

MY COMMISSION EXPIRES:

GAIL C VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
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	052-03-0-086.00

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,

Robert L. Sanford and wife, Erika A. Sanford

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 the 11th Civil District of Davidson County, Tennessee, being part of the tract marked "R.C. Kinsey" or part of Lot "B" on the map showing a subdivision of Home Acres, as of record in Book 974, Page 39, Register's Office for said County, and described as follows:

BEGINNING at a point 525 feet east of the northwest corner of a 45 acre tract of Land conveyed to the Layman Foundation by deed from Neely's Bend Health Place, as of record in Book 772, Page 546, R.O.D.C., TN; being the northwest corner of the property conveyed to John W. Jones and wife, by deed of record in Book 2857, Page 145, said Register's Office; thence along Jones' westerly line, southerly 200 feet to a point in the center of a 50 foot road sometimes called Sanitorium Road; thence at right angles westerly 100 feet; thence at right angles northerly 200 feet; thence at right angles, easterly 100 feet to the point of beginning.

BEING the same property conveyed to Robert L. Sanford and wife, Erika A. Sanford by Warranty Deed from Dorris D. Todd and Jerri C. Todd, both unmarried, dated 3/26/1985 and recorded 3/28/1985 in Book 6520, Page 387, 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 **917 Hospital Drive, Madison, TN 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 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 24th day of April, 2023.

Robert L. Sanford

Erika A. Sanford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L Sanford and Erika A Sanford the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 2023

Commission Expires._____

Notary Public

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