Karen Johnson Davidson County
Batch# 999647 DEEDWARR
05/04/2023 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20230504-0033288

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT230400073

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 3rd day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 3/11/25

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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
Carlos Reyes, Sr. 919 West Main St. Ste. A-1 Hendersonville, TN 37075	New Owner	**081-11-0-325.00**

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,

PNI, LLC, a Tennessee limited liability company

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

Carlos Reyes, Sr. , a married man

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:

Tract I:
Land in Davidson County, Tennessee, being the middle 1/3 of Lot No. 296, on the Plan of D.T. McGavock and Others Addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, described as follow:

Said part of said lot fronts 33-1/3 feet in the Easterly side of 16th Avenue North and runs back between parallel lines, 170 feet to an alley.

Tract 2:
Land in Davidson County, Tennessee, being the South 33-1/3 feet of Lot No. 296 on the Plan of D.T. McGavock and Others Addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 33-1/3 feet in the East side of 16th Avenue North and runs back between parallel lines, 170 feet to an alley.

BEING the same property conveyed to PNI, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Kelly R. Scott and Bryan E. Scott, wife and husband, dated 3/18/2019 and recorded 3/21/2019 in Instrument No. 20190321-0025844, in the Register's Office of 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 **1714 16th Ave. North, Nashville, TN 37208**
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 3rd day of May, 2023.

PNI, LLC

BY: _____
Therese Winnington, Authorized Agent

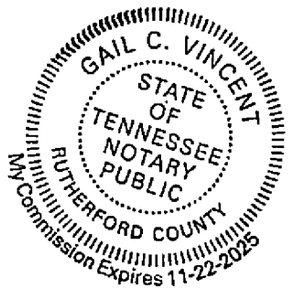
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid personally appeared Therese Winnington with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Authorized Agent the within named bargainor, and corporation, and that she as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Therese Winnington as such Authorized Agent.

Witness my hand and official seal at office at Nashville, Tennessee on this the 3rd day of May, 2023.

Commission Expires:_____

_____
Notary Public



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5/3/23 (date of document).

Affiant Signature

5/3/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 3rd day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY