Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1002527 DEEDWARR
05/12/2023 09 48 05 AM 2 pgs
Fees $13 00 Taxes $3,237 50

20230512-0035464

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000 00

M. Aleigh Brannan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep 21, 2026

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee

File No NAS1011-23

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
2400 Oakland, LLC	2400 Oakland, LLC	104-16-0-288 00
(NAME) 2400 Oakland Ave	(NAME) 1306 Shelby Ave	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Seventy-Five Thousand And No/100 Dollars ($875,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PXK INVESTMENTS TN LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2400 OAKLAND, LLC,** 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 Davidson County, Tennessee, being the northerly part of Lot No 170 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights", as the same appears of record in Book 412, page 34, Register's Office for Davidson County, Tennessee

Being the same property conveyed to PXK Investments LLC, a Tennessee limited liability company, by Warranty Deed from Whitson Lowe, dated September 10, 2021, recorded September 17, 2021, of record in Instrument No 20210917-0124991, Register's Office for Davidson County, Tennessee

Affidavit of Scrivener's Error, correcting Grantee's name on said Warranty Deed, recorded on March 28, 2023, of record in Instrument No 20230328-0022238, Register's Office for Davidson County, Tennessee

This is
unimproved ☐
improved ☒ property, known as 2400 Oakland Ave, Nashville, TN 37212
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 5th day of May, 2023

PXK Investments TN LLC

BY _____
Brian Layton
Member

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Brian Layton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a member of PXK Investment TN, LLC, the within named bargainor, a limited liability company, and that such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Brian Layton

Witness my hand, at office, this 5th day of May, 2023.

_____
Notary Public

My Commission Expires 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY