SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1013022 DEEDWARRSP
06/08/2023 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20230608-0043790

File #23-PA-1719

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAMMY L. CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Piarrot Village, LLC	**New Owner**	
(NAME)	(NAME)	
921 Moleah Court		**104-08-0-106.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **LEONARD AMDUR, TRUSTEE OF SHELLENBERGER FAMILY TRUST, AND MATUSOW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PIARROT VILLAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Part of Lot No. 4 on the Map of Mrs. P. J. Tinsley's Addition to Nashville, of record in Plat Book 421, Page 91, in the Register's Office for Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, surveyor, on March 27, 1940, as follows:

Beginning at a point on the westerly side of 21st Avenue South 22 feet from the northwest corner of said 21st Avenue South and Carlton Avenue in the center of a wall between the premises in question and the property south thereof conveyed by M. A. Lightman to S. A. Shore by deed of record in Book 660, page 105, said Register's Office; thence westwardly with the center of said brick wall 73 feet; thence northwardly parallel with said 21st Avenue South 17 feet 8 inches to the center of another wall, same being between the premises in question and other property deeded to S. A. Shore by the above mentioned deed; thence eastwardly with the center of said wall 73 feet to a point in the westerly margin of said 21st Avenue South; thence southwardly with same 17 feet 8 inches to the beginning.

Being the same property conveyed to Sam Caplan and wife, Sara L. Caplan by Warranty Deed from W. A. Anderson and wife, Bessie E. Anderson of record in Book 1537, page 205, Register's Office for Davidson County, Tennessee, dated October 14, 1947 and recorded on October 20, 1947. The said Sam Caplan died October 27, 1968, leaving Sara L. Caplan as the surviving tenant by the entirety. The said Sara L. Caplan died July 8, 2013, and by her Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, as Docket No. 13P1708, devised the subject property to her two children, Naomi Caplan Matusow and Hadassah Bryna Caplan (now Shellenberger).

Being the same property conveyed to Leonard Amdur, Trustee, f/b/o the Shellenberger Family Trust and the Matusow, LLC, a Tennessee Limited Liability Company, al Robert Morrow by Quitclaim Deed from Hadassah

Caplan Shellenberger and Naomi Caplan Matusow of record in Instrument No. 20140318-0022394, Register's Office for Davidson County, Tennessee, dated February 20, 2014 and recorded on March 18, 2014.

This conveyance is subject to:
*Taxes for the year 2023, a lien not yet due and payable.
*Subject to all matters shown on the Plan of record in Plat Book 421, Page 91, Register's Office for Davidson County, Tennessee.
*Easement for Party Wall of record in Book 660, Page 105, in the Register's Office for Davidson County, Tennessee.
*Rights and Easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
*Any deficiency of the property description contained in Schedule A, the failure of said description to adequately identify the land, or any claim thereof. The Company will not be liable for any loss, costs or damages, including attorneys' fees, resulting from any assertion that, due to an inadequate property description, either (1) any instrument vesting title or establishing the Insured mortgage is invalid or unenforceable, in whole or in part, or (2) the title is unmarketable.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1719 21st Avenue South, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee that said land is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth **herein**. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Witness my/our hand(s) this the 6th day of June, 2023.

Shellenberger Family Trust

By: _____
Leonard Amdur, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2023, before me personally appeared Leonard Amdur, Trustee of Shellenberger Family Trust, 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 6th day of June, 2023.

_____
Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Matusow, LLC

By: Naomi C. Matusow
Naomi C. Matusow, Sole Member

STATE OF Oregon
COUNTY OF Multnomah

Before me, Misty D Winkler, Notary Public of the state and county mentioned, personally appeared Naomi C. Matusow, Sole Member of Matusow, LLC, 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 Sole Member of Matusow, LLC, the within named bargainor, a Limited Liability Company, and that such Naomi C. Matusow, Sole Member of Matusow, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Oregon, this 6th day of June, 2023.

Notary Signature

Printed Name: Misty D Winkler

My commission expires: 11/16/2025

OFFICIAL STAMP
MISTY D WINKLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 1018914
MY COMMISSION EXPIRES NOVEMBER 16, 2025

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 2 day of June, 2023.

Affiant Signature
Date 6-6-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON