WARRANTY DEED

Karen Johnson Davidson County
Batch# 1022507 DEEDWARR
07/05/2023 10 10 18 AM 2 pgs
Fees $13 00 Taxes $510 60

20230705-0051208

DM-PP-23-142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Pilot Properties LLC	**New Owner**	
(NAME)	(NAME)	**107 05 0A 142 00**
204 Point East Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **THERESA DARNELL, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PILOT PROPERTIES 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 Unit No 142, in Five Oaks, a Planned Unit Development as shown on the Plat of record In Plat Book 5200, Page 355, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof

Being the same property conveyed to Theresa Darnell, an unmarried woman, by Quitclaim Deed from Theresa Darnell, who errorneously acquired title as Teresa Darnell, surviving spouse of Bobby Darnell, Deceased, of record in Instrument No 20180129-0008915, in the Register's Office of Davidson County, Tennessee, dated January 16, 2018 and recorded on January 29, 2018

Being the same property conveyed to Bobby Darnell and wife, Teresa Darnell, by Warranty Deed from Carolyn Denney, unmarried, of record in Book 6438, Page 489, in the Register's Office of Davidson County, Tennessee, dated November 30, 1984 and recorded on December 09, 1984 The said Bobby Darnell Having since died on June 13, 1992

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Five Oaks formerly, The Meadow A Planned Unit Development, as recorded in Plat Book 5200, Page(s) 355, as ameded in Plat Book 5784, Page 521
- Declaration of Covenants, Conditions and Restrictions recorded in Book 5781, Page 563, as amended in Book 5784, Page 563, as Supplemented in Book 5957, Page 930, as amended in Bylaws recorded in Instrument No 20160212-0013783
- Easement for Water Mains and Appurtenances, recorded in Instrument No 20020605-0068054
- Easement recorded in Instrument No 20130118-0006279
- Rules and Regulations recorded in Instrument No 20150625-0061297, Instrument No 20150625-0061298 and Instrument and Instrument No 20170824-0087107
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **142 Five Oaks Dr, Nashville, Tennessee 37217**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16 DAY OF JUNE, 2023

Theresa Darnell by Logan Bell Attorney in Fact
Theresa Darnell by Logan Bell as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN BELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THERESA DARNELL, and who acknowledged he/she/they executed the same as the free act and deed of the said THERESA DARNELL

Witness my hand and official seal, this the 16th of June, 2023

Notary Public
My Commission Expires
(SEAL)(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212