Karen Johnson Davidson County
Batch# 1036662 DEEDWARR
08/09/2023 02:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20230809-0061840

WARRANTY DEED

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $410,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26th DAY OF AUGUST, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/2/26

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool. PC. 256 Seaboard Lane. G-104. Franklin. TN 37067
file # 23-2953LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Torbett 2803, LLC a Tennessee Limited Liability Company	Torbett 2803, LLC	
2803 Torbett Street	2803 Torbett St.	092 10 0 101.00
Nashville, TN 37209	Nashville, TN 37209	

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,

J. DAVID PEARSON, AN UNMARRIED MAN AND MICHAEL C. PEARSON, A MARRIED MAN*

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

TORBETT 2803, 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 Davidson County, Tennessee, being Lot No. 58 and the East one-half of Lot No. 59 on the Map of T.M. Steger's Clifton Pike Subdivision of the Barrow Place, as of record in Plat Book 421, Page 112, Register's Office for said County.

Said Lot and said part of said Lot adjoin and front together 60 feet on the South side of Torbett Avenue and run back parallel lines 125 feet to an alley.

Being the same property conveyed to J. David Pearson and Michael C. Pearson, by Quitclaim Deed from J. David Pearson, of record in Instrument No. 20220908-0100849, in the Register's Office of Davidson County, Tennessee, dated September 08, 2022 and recorded on September 08, 2022.

Being the same property conveyed to J. David Pearson, by Warranty Deed from Music City Holdings, LLC, of record in Instrument No. 20220601-0063417, in the Register's Office of Davidson County, Tennessee, dated May 13, 2022 and recorded on June 01, 2022.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY: THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of T.M. Steger's Clifton Pike Subdivision of the Barrow Place, as recorded in Plat Book 421, Page(s) 112.

3. No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property known as 2803 Torbett Street, Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 18th day of July, 2023.

J. David Pearson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, J. DAVID PEARSON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of July, 2023.

Notary Public

My Commission Expires: 2-19-24

This is improved property known as 2803 Torbett Street, Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 11th day of July, 2023.

Michael C. Pearson

STATE OF GEORGIA
COUNTY OF Tift

Personally appeared before me, a Notary Public of said County and State, MICHAEL C. PEARSON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tifton, Georgia ~~Geregia~~, this 11th day of July, 2023.

Patricia Ann Miller
Notary Public

My Commission Expires: 5/27/2025

PATRICIA ANN MILLER NOTARY PUBLIC TIFT COUNTY, GA MY COMM. EXPIRES 5/27/25

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/11/2023 (date of document).

Affiant Signature

7/11/202
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of JULY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

