WARRANTY DEED

Karen Johnson Davidson County
Batch# 1046345 DEEDWARR
09/05/2023 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230905-0069524

File No. DH-23-4456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Benjamin Jickling	Same as	
(NAME)	(NAME)	082-03-0-134.00
911 North 2nd Street	New owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Jeremy Pewitt and Mica Pewitt, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Jickling, a single man**, HEREINAFTER CALLED THE GRANTEE, 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. 12 on the Plan of Benedict Land Company's Subdivision of the Lindsey Tract of record in Plat Book 322, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Subject to all matters of record in Book 954, Page 3362, Register's Office for Rutherford County, Tennessee.

Being the same property conveyed to Jeremy Pewitt and Mica Pewitt, husband and wife by Quitclaim deed from Skyview Property Group, LLC of record in Instrument No. 20211115-0151394 Register's Office for Davidson County, Tennessee, dated November 04, 2021 and recorded on November 15, 2021.

*** see next page**

This is property more commonly known as 911 North 2nd Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 31 day of August, 2023.

Jeremy Pewitt

Mica Pewitt

STATE OF Kentucky
COUNTY OF Jefferson

On this 31 day of August, 2023, before me personally appeared Jeremy Pewitt and Mica Pewitt, 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.

Angela E. Hendricks
Notary Signature
My commission expires: 03-23-2024

ANGELA E. HENDRICKS
Notary Public
Commonwealth of Kentucky
Commission Number KYNP5468
My Commission Expires Mar 23, 2024

*** Being the same property conveyed to Jeremy Pewitt and Mica Pewitt by Deed of Correction from Skyview Property Group, LLC, of record in Instrument No. _____, Register's Office of Davidson County, Tennessee, dated August 31, 2023, and recorded on September 5, 2023.**

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **August 31, 2023**.

Date

D Hardwick

Affiant Signature

September 5, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5th** day of **September**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026