Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #. BS-CI-23-1955

Karen Johnson Davidson County
Batch# 1050612 DEEDWARR
09/15/2023 12 30 39 PM 2 pgs
Fees $13 00 Taxes $906 50

20230915-0072545

Address New Owner	Map-Parcel Numbers	Send Tax Bills To
Engauge Properties LLC 5603 Riverrock Blvd Apt B4 Murfreesboro, TN 37128	Map and Parcel Number 095-05-0-048 00	New Owner

This instrument prepared by. The Law Offices of Woods and Woods
1904 Natchez Trace, Nashville, TN 37212

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY FIVE THOUSAND and NO/100 DOLLARS ($245,000 00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, PZR Partners, LLC (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Engauge Properties LLC (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property")

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following

*Real estate taxes for the current year which have been prorated between the parties

*Subject to all matters shown on the Plan of record in Plat Book 2663, Page (s) 114 and 115, Register's Office for Davidson County, Tennessee.

*Restrictions of record in Book 2876, Page 599 and Book 2879, page 441, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

This is improved property, known as 1955 Dahlia Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 12th day of September, 2023

PZR Partners, LLC

By Allen Woods

Its President

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Allen Woods as President of PZR Partners, LLC, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained

Witness my hand seal at office this 12th day of Sept., 2023

Notary Public

My Commission Expires _____

EXHIBIT A
Property Description

Land being located in Davidson County, Tennessee, being Lot No 13, as shown on the map entitled Creekside Heights, as of record in Plat Book 2663, pages 114 and 115, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to PZR Partners, LLC by Warranty deed from Sara Bundren of record in Instrument No 20150212-0013043 Register's Office for Davidson County, Tennessee, dated February 11, 2015 and recorded on February 12, 2015

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $245,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th DAY OF Sept., 2023

NOTARY PUBLIC

My Commission expires _____

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