Karen Johnson Davidson County
Batch# 1053876 DEEDWARR
09/25/2023 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $781.82
20230925-0075291

Address New Owner:

Engauge Properties, LLC
763 River Rock Blvd
Apt B4
Murfreesboro TN 37128

Map-Parcel Numbers:

Map 072040
Parcel 213

Send Tax Bills To:

Same

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 ELEVEN THOUSAND THREE HUNDRED THREE and NO/100 DOLLARS ($211,303.00) 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.

*All matters shown on the Plan of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1440 Ardee Avenue, Nashville, TN 37216.

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 25th 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 25th day of September, 2023.

Eileen Smith
Notary Public

My Commission Expires: 8/24/26

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being Lot No. 7 on Block F on the Plan of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to PZR Partners LLC by Warranty deed from Jeremy Garner of record in Instrument No. 20140505-0038239 Register's Office for Davidson County, Tennessee, dated May 5, 2014 and recorded on May 05, 2014.

AMY GENTRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 8, 2025
COUNTY OF CANNON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $211,303.00.

Eileen Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th DAY OF Sept, 2023.

NOTARY PUBLIC

My Commission expires:

Tennessee Certification of Electronic Document

I, Eileen Smith, 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 9-25-23 (date of document).

Eileen Smith
Affiant Signature

9-25-23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

AMY GENTRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
March 2, 2026
COUNTY OF CANNON