Karen Johnson Davidson County
Batch# 1103364 DEEDWARR
02/21/2024 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240221-0012001

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Grisel Elizondo Mendez 313 Hickory Street Madison TN 37115	Grisel Elizondo Mendez New owner	043 13 0 336.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PNE Investment LLC, a Tennessee Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Grisel Elizondo Mendez, an unmarried woman**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 313 Hickory Street, Nashville, TN 37115 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot #14 of Block "E" on the Plan of Crittenden Estates Subdivision, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot #14 fronts 50 feet on the Northerly side of Hickory Street (formerly Oak Street) and runs back 128.3 feet on the East line and 129 feet on the West line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to PNE Investment, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Thomas Andrew Zoeller and wife, Linda Zoeller, as tenants by the entirety, of record in Instrument No. 20220510-0053470, in the Register's Office of Davidson County, Tennessee, dated May 10, 2022 and recorded on May 10, 2022.

Being the same property conveyed to Thomas Andrew Zoeller, by Quitclaim Deed from Thomas Andrew Zoeller and wife, Linda Zoeller, as tenants by the entirety, of record in Instrument No. 20181016-0102450, in the Register's Office of Davidson County, Tennessee, dated October 04, 2018 and recorded on October 16, 2018.

Being the same property conveyed to Thomas Andrew Zoeller, Single, by Warranty Deed from Curtis L. Ellis and Wife, Celia A. Ellis, of record in Book 6032, Page 401, in the Register's Office of Davidson County, Tennessee, dated March 28, 1983 and recorded on April 05, 1983.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 12th day of February, 2024.

PNE Investment LLC, a Tennessee Limited Liability Company

By: P. Zad
Payman Zad, Member

By: Farnaz Esmali
Farnaz Esmali, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashley Rudy of the state and county mentioned, personally appeared Payman Zad and Farnaz Esmali, Members of PNE Investment LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of PNE Investment LLC, the within named bargainor, a Limited Liability Company, and that such Payman Zad and Farnaz Esmali, Members of PNE Investment LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of February, 2024.

Notary Signature

Printed Name: Ashley Rudy

My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 12th day of February, 2024.

Notary Public
My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 2/2/24 (date of document).

Affiant Signature

2/16/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of February, 2024

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

