This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22259-TC

Karen Johnson Davidson County
Batch# 1108934 DEEDWARR
03/08/2024 10:05:30 AM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20240308-0016210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of March, 2024.

Notary Public
My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
1231 PAWNEE TRAIL LLC 7250 Laurel Oak Drive Suwanee, GA 30024	New Owner	053 00 0 019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, that **Pawnee Trail Developers, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **1231 PAWNEE TRAIL LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, beginning at an iron pin set on the Easterly margin of Pawnee Trail, said point being the most Southwesterly corner of lot 74 on the plan of Cumberland Station, Section Seven, of record at Instrument No. 20061010-0125619, Register's Office Davidson County, Tennessee; Thence with the Southerly line of said plan of Cumberland Station, Section Seven, North 16 Degrees 37 Minutes 53 Seconds East a distance of 536.21 feet to a point in the Westerly line of the Alvin R. Hawkins et al property of record in the Deed Book 7060 Page 547, Register's Office Davidson County, Tennessee; Thence with the Westerly line of said Hawkins Property, the following three calls: South 53 Degrees 02 Minutes 28 Seconds East a distance of 182.45 feet to an iron pin (old); Thence South 49 Degrees 43 minutes 26 Seconds East, a distance of 600.17 feet to an iron pin (old); Thence South 42 Degrees 18 Minutes 22 Seconds East a distance of 219.91 feet to an iron pin found at the Northeasterly corner of the William A. Howard Property of record in Deed Book 5126, Page 72, Register's Office Davidson County, Tennessee; Thence with the Northerly line of said Howard Property, and with the Northerly terminus of Pawnee Trail, South 62 Degrees 45 Minutes 24 Seconds West a distance of 269.99 feet to an iron pin (old); Thence with the Northerly line of the Michael E. Wakefield Property of record in Deed Book 7619, Page 337 and Deed Book 9514, Page 731, Register's Office Davidson County, Tennessee, and with the Northerly line of Lots 6 through 12 on the plan of Nawakwa Hills, West End Section of record in Plat Book 974, Page 96, Register's Office Davidson County, Tennessee, South 63 Degrees 12 Minutes 22 Seconds West a distance of 868.50 feet to a point; Thence with the Southerly line of the afore-said plan of Cumberland Station, Section Seven the following three calls: North 09 Degrees 16 Minutes 01 Seconds East a distance of 494.56 feet to an iron pin (new); Thence North 16 Degrees 37 Minutes

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53 Seconds East a distance of 175.00 feet to a point; Thence North 73 Degrees 22 Minutes 07 Seconds West a distance of 20.47 feet to the Point of Beginning, containing 13.002 acres or 566372 square feet more or less.

Being the same property conveyed to Pawnee Trail Developers, LLC, a Tennessee limited liability company, by Warranty Deed from Mohab Elia Khamis, married, of record in Instrument No. 20220728-0086219, in the Register's Office of Davidson County, Tennessee, dated July 27, 2022 and recorded on July 28, 2022; as Corrective Warranty Deed in Instrument No. 20230109-0001853, in the Register's Office for Davidson County, Tennessee.

This is **unimproved** property located at: **1231 Pawnee Trail, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of March, 2024.

GRANTOR:

Pawnee Trail Developers, LLC, a Limited Liability Company

By: _____
Seth Martin, Member

By: _____
Patrizio Murdocca, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Seth Martin, Member the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of Pawnee Trail Developers, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of March, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

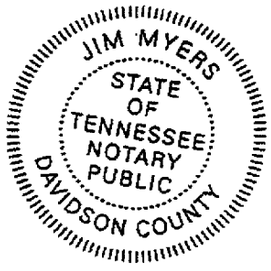
_____
Notary Public
My Commission expires: 11-6-2024

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patrizio Murdocca, Member the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of Pawnee Trail Developers, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of March, 2024.



Notary Public
My Commission expires: 11-6-2024

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Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 March 7, 2023.

Tori Cole
Affiant Signature

Date: 3/8/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this March 8, 2024.

Rachel Marie Collins
Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM