Karen Johnson Davidson County
Batch# 1111465 DEEDWARR
03/15/2024 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20240315-0017985

STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

(Affiant)

Sworn to and subscribed before me this 14th day of March, 2024.

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
PIF Holdings, LLC
786 Elysian Fields Rd
Nashville, TN 37204

Send Tax Bills To:
New Owner

Map & Parcel No: 148-06-0-005.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED,

Karen Future Star Investments, LLC, a Tennessee Limited Liability Company, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

PIF Holdings, LLC, a Tennessee limited liability company, "the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Section Four, Haywood Acres of record in Plat Book 2900, Page 93, 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 See Moe and wife, Choe Nyah by Warranty Deed from Evans Sprott, Jr., unmarried of record in Instrument No. 20140415-0031403 Register's Office for Davidson County, Tennessee, dated March 26, 2014 and recorded on April 15, 2014.

Being the same property conveyed to Karen Future Star Investments, LLC, a Tennessee limited liability company by Warranty Deed from See Moe and wife, Choe Nyah of record in Instrument No. 20231218-0097447 Register's Office for Davidson County, Tennessee, dated December 15, 2023 and recorded on December 18, 2023.

This is __X___ improved _____ unimproved property also known as 237 Margo Lane, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein and subsequent years property taxes and assessments.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), and the Grantees' successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of March, 2024.

Karen Future Star Investments, LLC, a Tennessee Limited Liability Company

_____(SEAL)
By: Cha Eh Pwo, Authorized Member

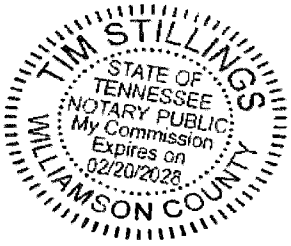
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of March, 2024, before me personally appeared **Cha Eh Pwo, Authorized Member of Karen Future Star Investments, LLC, a Tennessee Limited Liability Company**, 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.

Witness my hand, at office, this 14th day of March, 2024.

_____
Notary Public:
My commission expires: 2 2028

File No. 2024-663



Tennessee Certification of Electronic Document

I, April N. Bradley, 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 March 14, 2024. (Date of document)

Affiant Signature

March 14, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14th day of March, 2024.

Notary's Signature

My Commission Expires: 9/28/2026

(*SEAL*)

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY