Karen Johnson Davidson County
Batch# 1112923 DEEDWARR
03/20/2024 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $24,605.00
20240320-0019108

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-29-2027

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Levin Revocable Trust u/a/d July 13, 2023	New Owner	132-06-0-027.00
(NAME)	(NAME)	
5453 Camelot Road		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we PNL 23 LLC, a Delaware limited liability company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Adam K. Levin and Heather McDowell Levin, Trustees of the Levin Revocable Trust u/a/d July 13, 2023, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being a part of Lot No. 4 and a part of the "Dower Tract" on the Plan of the Mullen Lands, as of record in Minute Book "I", page 103, Chancery Court at Nashville, described together according to a survey made by John M. Sullivan, County Surveyor for said County, dated July 27, 1953, as follows:

Beginning at a point, South 82 deg. west 25 feet from the common corner of the properties conveyed to Albert J. Wheeler and wife, by deed from James E. Covington, Clerk and Master of record in Book 1426, page 641, to Alfred M. Hagan and wife, by deed from R. T. Smith, of record in Book 402, page 84, to Alfred M. Hagan and wife, by deed from Mary McConnell Thompson and husband, of record in Book 402, page 35, and the property conveyed to A.M. Hagan and wife, by deed from Kate Major Mall and husband, of record in Book 936, page 446, of the Register's Office for said County, said point being in the northern boundary line of said Albert J. Wheeler tract of land; hence North 8 deg. West 400 feet, more or less, to the southern boundary line of a part of Lots Nos. 4 and 5 conveyed to Sue F. Buchanan by deed from Currey L. Turner and wife, of record in Book 2096, page 539, said Register's Office, said point being also in the northern boundary line of said Hagan property, thence with the southern boundary line of said Buchanan property and the northerly boundary line of said Hagan property; South 82 deg. west 546 feet, more or less, to a point in the present Glen Leven Road, as now located 3.3 feet westerly from the center of said road; thence in said road, South 12 deg. 18 min. west 427 feet more or less, to a point in the Northern boundary line of said Wheeler property and the southern boundary line of said Hagan property, North 82 deg. East 694 feet, more or less, to the beginning.

Being the same property conveyed to Harry R. Jacobson and wife, Carol Jan Jacobson by Deed from Merrill Lynch Relocation Management, Inc. a California corporation, dated 06/11/1985, of record in Book 6584, Page 833, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pnl 23, LLC, a Delaware limited liability company by Successor Trustee's Deed from R. Spencer Clift, III, not Individually, but as Successor Trustee, dated 01/11/2024, of record in Instrument No. 20240111-0002542, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 836 Glen Leven Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 15th day of March, 2024.

PNL 23 LLC, a Delaware limited liability company

By: Scott L. Kocurek, Authorized Agent

State of Texas
County of Dallas

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Scott L. Kocurek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Agent of PNL 23, LLC, a Delaware limited liability company, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Scott L. Kocurek, as such Authorized Agent.

Witness my hand and Official seal this 15th day of March, 2024.

Notary Public:
My Commission Expires: 11/30/26

ELAINE M. NOEL
My Notary ID # 124253315
Expires November 30, 2026

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on 3/19/2024.

AFFIANT

DATE: 3/20/2024

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 20 day of March, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

