Name and Address of New Owner:
Joseph Pillatsch
103 Claiborne St.
Nashville TN 37210
Send Tax Bills To:
(TO) ~~JD~~ Joseph Pillatsch
103 Claiborne St.
Nashville TN 37210
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 093-16-0-064

Karen Johnson Davidson County
Batch# 1124932 DEEDWARR
04/19/2024 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20240419-0028215

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, **Brother2Brother Investments LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joseph Pillatsch, an unmarried man, Linda Pillatsch and Michael Pillatsch, wife and husband,**"the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee and being further described as follows:

Being Lot 96 on the Plan of Maury and Claiborne's Addition to South Nashville of record in Plat Book 21, Page(s) 84 and 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Brother2Brother Investments, LLC by Warranty Deed dated January 31, 2024 from Music City Financial, LLC, recorded February 5, 2024 in Instrument No. 20240205-0007812 in the Register's Office.

Being the same property conveyed to Music City Financial, LLC, by Warranty Deed dated January 31, 2024 from JDG Investments, LLC, recorded February 5, 2024 in Instrument No. 20240205-0007811 in the Register's Office.

Being the same property conveyed to JDG Investments, LLC by Warranty Deed dated November 9, 2020 from Frank L. Beasley and wife, Gwendolyn Y. Beasley, recorded November 16, 2020 in Instrument No. 20201116-013495 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 10th day of April, 2024.

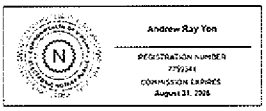
Brother2Brother Investments LLC

By: _____
Brandon McPhail, Authorized Agent

Commonwealth of Virginia, County of Hanover
~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brandon McPhail, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Brother2Brother Investments LLC, the within named bargainor, and as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Brother2Brother Investments LLC, by himself as Authorized Agent.

Witness my hand this 10th day of April, 2024.



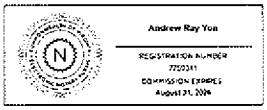
_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $382,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

~~STATE OF TENNESSEE~~ Commonwealth of Virginia
~~COUNTY OF DAVIDSON~~ County of Hanover



Sworn to and subscribed before me this 10th day of April, 2024.

_____
Notary Signature
My commission expires: 08/31/2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

20240419002821 5 Doc ID: e07bdbdb5e4580715b368c8eaf53937daf48313b

Certificate of Authenticity

I, Joshua A. Terry, 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 4/10/24.

Affiant Signature – Joshua A. Terry

4/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/18/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27