7441

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 832,767.21 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2024.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1127718 DEEDWARR
04/26/2024 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $3,081.24
20240426-0030306

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pigeon Development, A Tennessee General Partnership	NEW OWNER	130-08-0-101
(NAME)	(NAME)	
959 Caldwell Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,**S, Gerald Webber, a married man, Aurobindo Nair, a married man, and Glenn P. Shorey and Jennifer L. Finger, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PIGEON DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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, Tennessee, being Lot No. 5 on the Final Plat of Sharber's Harding Place Subdivision, not of record, described according to a survey made by W.B. Southgate, Surveyor, as follows:

Beginning on the northerly margin of Harding Place at the common corner of Lots 4 and 5; thence with the line between said two lots northwardly 350 feet to the southerly line of Lot No. 32; thence with the southerly line of said lot westwardly I 00 feet to the common corner of Lots 5 and 6; thence with the line between said two lots southwardly 350 feet to the northerly margin of Harding Place; thence with the northerly margin of said Harding Place easterly 100 feet to the point of beginning.

Being the same property conveyed to GERALD WEBBER, married, AUROBINDO NAIR, married, and GLENN P. SHOREY AND JENNIFER L. FINGER, husband and wife as tenants in common with rights of survivorship By Deed from Michael Bradley Welch, an unmarried man dated January 27, 2022 and recorded February 7, 2022 of record in Instrument No. 20220207-0014101 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Unimproved property, known as 3804 Harding Place (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37215 (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 GRANTEES, their heirs, successors 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, successors and 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.

Witness our hands this 25th day of April, 2024.

Gerald Webber by Tice Feldman, Attorney-In-Fact

Aurobindo Nair by Jennifer Finger, Attorney-In-Fact

Glenn Shorey

Jennifer Finger

STATE OF TENNESSEE

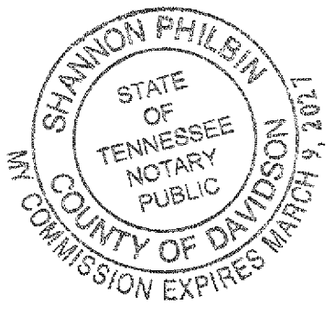
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tice Feldman and who, upon **his/her** oath acknowledged **himself/herself** to be the Attorney-In-Fact for the within named Gerald Webber, being authorized to act on behalf of said person, he/she executed the foregoing instrument as **his/her** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of April, 2024.

Notary Public

My Commission Expires:



STATE OF TENNESSEE

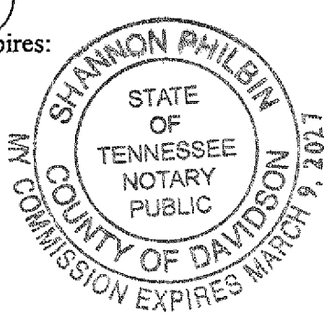
COUNTY OF DAVIDSON

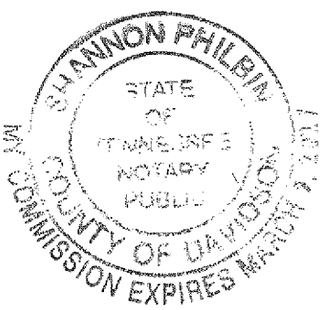
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jennifer Finger and who, upon **his/her** oath acknowledged **himself/herself** to be the Attorney-In-Fact for the within named Aurobindo Nair, being authorized to act on behalf of said person, he/she executed the foregoing instrument as **his/her** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of April, 2024.

Notary Public

My Commission Expires:





State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared, Glenn P. Shorey, and Jennifer L. Finger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 25th day of April, 2024.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Commission Expires: _____

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 25th day of April, 2024.

Ernest D. Bennett, III, Affiant — 04/25/2024 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 25th day of April, 2024.

Commission Expires: Sept. 2, 2024

Notary Public

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024