Karen Johnson Davidson County
Batch# 1136085 DEEDWARR
05/16/2024 02:09:30 PM 4 pgs
Fees: $23.00 Taxes: $2,993.30
20240516-0036459

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $809,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-192

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Justin Parker Medley and Lauren Elizabeth Welles	Legacy Home Loans, LLC DBA Steadfast Mortgage	128 13 0 003.00
(NAME) 1004 Hickory Hollow Road	(NAME) 1036 Stearman Drive Ste 6	
(ADDRESS) Nashville, TN 37221	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Robert Thomas, III, Trustee of The PJM 2019 Trust dated February 21, 2019** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Justin Parker Medley, and Lauren Elizabeth Welles, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (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.

This is improved property located at 1004 Hickory Hollow Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 15th day of May, 2024.

GRANTOR:

The PJM 2019 Trust dated February 21, 2019

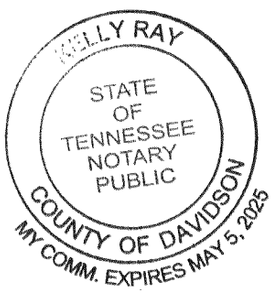
By: _____
James Robert Thomas, III, Trustee

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared James Robert Thomas, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Trustee of The PJM 2019 Trust dated February 21, 2019, the within named Trustee, and that he is being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trustee by Himself as Trustee, of The PJM 2019 Trust dated February 21, 2019.

WITNESS my hand, at office, this 15 day of May, 2024.



_____
Notary Public

My Commission Expires: 05-05-2025

EXHIBIT "A"

Land in Davidson County, Tennessee, Being part of Lot Number 46 on the plan of BELLEVUE MANOR of record in Book 3600, Pages 32 and 33, Register's Office of Davidson County, Tennessee.

Said Lot Number 46 fronts 138 feet on the Easterly side of Hickory Hollow Road and runs back between lines 317.51 feet on the Southerly side and 321.46 feet on the Northerly side to a line in the rear on which it measures 138.07 feet thereon.

Included in Lot 46 but expressly excluded therefrom is that certain tract conveyed to Wayne L. Hayes by deed of record in Book 8051, Page 251, Register's Office for Davidson County, Tennessee more particularly described as follows:

Beginning at an iron pin found, said pin being the Northeast corner of the property conveyed to David G. Brock, et ux, by Deed of Record in Book 5953, Page 579, of the Register's Office of Davidson County, Tennessee; thence, South 77 degrees 34 minutes 30 seconds West, 58.84 feet to an iron pin in the center of a drain; thence, with the center of said drain, North 23 degrees 47 minutes 36 seconds West, 2.27 feet to an iron pin; thence, North 04 degrees 18 minutes 10 seconds East, 46.56 feet to an iron pin; thence, North 27 degrees 33 minutes 25 seconds East, 26.03 feet to an iron pin; thence North 08 degrees 22 minutes 29 seconds East, 24.50 feet to an iron pin; thence, North 00 degrees 09 minutes 51 seconds East, 24.46 feet to an iron pin; thence, North 65 degrees 49 minutes 12 seconds East, 19.42 feet to an iron pin; thence, South 10 degrees 36 minutes 00 seconds East, 117.58 feet to the point of beginning, containing 0.10 acres (4462.8 square feet), more or less.

Being the same property conveyed to Pamela J. Miller, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument No. 20140527-0045169, in the Register's Office of Davidson County, Tennessee, dated April 25, 2014 and recorded on May 27, 2014.

Being the same property conveyed to James Robert Thomas, III, Trustee of The PJM 2019 Trust dated February 21, 2019, by Quitclaim Deed from Pamela J. Miller, of record in Instrument No. 20190222-0016199, in the Register's Office of Davidson County, Tennessee, dated February 21, 2019 and recorded on February 22, 2019.

True Copy Certification

I, **Tonya Cherry,** 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 this the 15 day of May, 2024.

Affiant Signature

Date 5/15/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027