THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240347302

Karen Johnson Davidson County
Batch # 1136311 DEEDWARR
05/17/2024 11:20:14 AM 2 pgs
Fees: $13.00 Taxes: $4,384.50

20240517-0036767

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,[illegible]000.00.

Affiant

Subscribed and sworn to before me, this 16th day of May, 2024.

Notary Public
My Commission Expires: [illegible]

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 06, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
PK Investment Partnership, GP. 3224 Lakeshore Drive Old Hickory TN 37138	New Owner	Tax Parcel ID No. 054 13 0 029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clint T. Elliott and Amy L. Elliott, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PK Investment Partnership, GP.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 12, Section 2 on the Plan of LIFE AND CASUALTY INSURANCE CO'S SUBDIVISION OF DABBS AND ELLIOTT PROPERTY, KNOWN AS DUPONTONIA, as of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clint T. Elliott and Amy L. Elliott, Husband and Wife, by Warranty Deed from Kerma Jo Wilson Executrix of the Estate of Kermit William Bowling, Jayne Ann Duncan, David D. Bowling, and Douglas A. Bowling, of record in Instrument No. 20160405-0032150, in the Register's Office of Davidson County, Tennessee, dated March 31, 2016 and recorded on April 05, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Life and Casualty Insurance Co's Subdivision of Dabbs And Elliott Property, Known As Dupontonia, as recorded in Plat Book 843, Page(s) 56 .

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 2149, Page 557.

Easement recorded in Book 924, Page 121.

This is improved property located at 3224 Lakeshore Drive Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of May, 2024.

Clint T. Elliott

Amy L. Elliott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clint T. Elliott and Amy L. Elliott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2024.

Notary Public
My Commission Expires: _____

