This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22753-AP

Karen Johnson Davidson County
Batch# 1146538 DEEDWARR
06/12/2024 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20240612-0044045

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of June, 2024.

Notary Public
My Commission Expires: 3/20/2028

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
PNI LLC 209 Neelys Bend Road Nashville, TN 37115	New Owner	071-07-0J-003-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **LOF, a Tennessee general partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PNI LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit C, together with the appurtenant interest in the common elements of Homes on Duke Street, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Declaration of Covenants, Conditions and Restrictions for Homes on Duke Street, a horizontal property regime with private elements of record in Instrument No. 20190725-0073333, Amended and Restated in Instrument No. 20240403-0023638, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the Site-Plan attached as exhibit to the said Declaration; and the Original Plan of record in Book 161, pages 26-27, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes on Duke Street, provided in said Declaration, together with the By-Laws appended thereto, the aforementioned Site-Plan, the Original Plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to LOF, a Tennessee general partnership by Quitclaim Deed from Bendell Real Estate, LLC, a Pennsylvania limited

liability company and Anchor Acquisitions, LLC, a Tennessee limited liability company, dated November 26, 2019, recorded December 4, 2019, of record in Instrument No. 20191204-0124693, Register's Office for Davidson County, Tennessee.

This is improved property located at: **194 Duke Street, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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; 5) building restrictions; and 6) other matters of public record.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 11th day of June, 2024.

GRANTOR:

LOF a Tennessee General Partnership

By: Anchor Acquisitions, LLC
a Tennessee limited liability company
Its Partner

By:_____
Brian Bandas, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Bandas, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Anchor Acquisitions, in its capacity as Partner of LOF, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

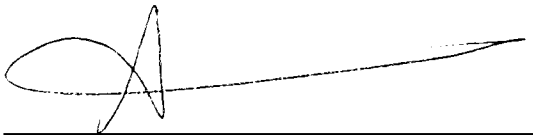
WITNESS my hand and seal at office this 11th day of June, 2024.

_____
Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-12-2024.



Affiant Signature — Date: 6-12-2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-12-2024.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal