WARRANTY DEED

Karen Johnson
Batch # 1162796
07/26/2024 10:57:02 AM
Fees: $13.00 Taxes: $8,880.00
20240726-0056625

Davidson County
DEEDWARR
2 pgs

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

G-P-24-4311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alesia Lee Pinney and Jackie Brown	NEW OWNER	
(NAME)	(NAME)	**103-04-0-182.00**
4311 Utah Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LIBERTY PIKE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALESIA LEE PINNEY AND JACKIE BROWN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4, Block 14 on the Plan of A Part of Sylvan Park of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Liberty Pike Partners, GP, a Tennessee General Partnership by Warranty Deed from Jonathan McDevitt and Emily McDevitt, husband and wife of record in Instrument No. 20210803-0104236, Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 03, 2021.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4311 Utah Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this the 25th DAY OF JULY, 2024.

Liberty Pike Partners, GP, a Tennessee General Partnership

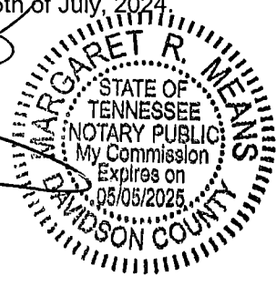
BY: _____
Keith Dowd
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH DOWD, signing for LIBERTY PIKE PARTNERS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the PARTNER of LIBERTY PIKE PARTNERS, GP, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of July, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212