This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

Karen Johnson Davidson County
Batch # 1167427 DEEDWARR
08/12/2024 12:44:39 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20240812-0060506

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $330,000.00.

Affiant

Subscribed and sworn before me this the 7th day of August, 2024.

Notary Public
My commission expires: 4-18-2025

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
PIF Holdings, LLC ~~3729 Edgewater Dr~~ ~~Nashville, TN 37217~~ 786 Elysian Fields Rd Nashville, TN 37204	NEW OWNER	136-07-0 018.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GINGER L. PLEASANTS,AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PIF HOLDINGS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Priest Lake Park, Section 2, as of record in Book 4175, Pages 56, 57 and 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 96.80 feet on the westerly margin of Edgewater Drive and runs back between parallel lines 145.00 feet to a dead line.

Being the same property conveyed to Ginger L. Pleasants by Warranty Deed dated June 28, 1979, from Marlon D. Faulkner and wife, Carol D. Faulkner, of record in Book 5460, Page 287, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3729 Edgewater Dr., Nashville, TN 37217.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 5 day of August, 2024.

Ginger L. Pleasants
Ginger L. Pleasants

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ginger L. Pleasants, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of August, 2024.

My commission expires: 9/21/26

Notary Public

