Karen Johnson Davidson County
Batch# 1172973 DEEDWARR
08/21/2024 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240821-0064297

WARRANTY DEED

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

File No. AT-24-6634

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haley A. Burnett and Colton B. Carroll	NEW OWNERS	
(NAME) 2400 Lakeshore Drive	(NAME) 2400 LAKESHORE DRIVE	053-08-0-051.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) OLD HICKORY, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Pinnacle Stone Enterprises Inc. a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Haley A. Burnett, an unmarried woman, and Colton B. Carroll, an unmarried man as tenants in common with right of survivorship** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 1, Final Plat, Re-subdivision of Lots 1 & 2, Block 15 on the Plan of Dabbs & Elliott Subdivision Map 53-8, Parcels 51 & 159 of record at Instrument No. 20240718-0054128, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Debra L. Wicke, a single woman by Warranty Deed from Lester Wayne Gragg and Ralph T. Gragg, dated September 16, 2011 and recorded September 20, 2011 in Instrument No. 20110920-0072823, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Debra L. Wicke by Quitclaim Deed from Debra L. Wicke, for the purpose of dividing the lots to separate distinct Map/Parcel Numbers, dated May 25, 2018 and recorded May 29, 2018 in Instrument No. 20180529-0050803, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Pinnacle Stone Enterprises Inc., a Tennessee Corporation by Warranty Deed from Debra L. Wicke, an unmarried woman of record in Instrument No. 20230317-0019465 Register's Office for Davidson County, Tennessee, dated March 15, 2023 and recorded on March 17, 2023.

This is property more commonly known as 2400 Lakeshore Drive, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 20th day of August, 2024.

Pinnacle Stone Enterprises Inc, a Tennessee Corporation

By: _____
Jhon Pulecio, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Jhon Pulecio, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Presidnet of Pinnacle Stone Enterprises Inc, the within named bargainor, a Tennessee corporation, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand this 20th day of August, 2024.

_____
NOTARY PUBLIC

My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **August 20, 2024**.

Date

Affiant Signature

August 21, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **21** day of **August**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)