**Name and Address of New Owner:**
Pembroke, LLC
211 Radnor Street
Nashville, TN 37211

**Send Tax Statements To:**
New Owner

**THIS INSTRUMENT PREPARED BY:**
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24070925

**Map and Parcel:** 119 14 0 292.00

# WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Denis' A Thomas and husband, Timothy S Thomas**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Pembroke, LLC**, hereinafter called the GRANTEE, its successors 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 Lot No. 76, on the Plan of Pleasant View Subdivision of Mrs. McComb's Property, as of record in Book 421, page 134, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Denis' A. Thomas and husband, Timothy S. Thomas by General Warranty Deed filed for record on February 12, 2013 in Instrument Number 20130212-0014272, of the Register's Office of Davidson County, Tennessee.**

This conveyance is subject to the following: All matters as set forth per plat of record in Book 421, page 134; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4178, page 292; Driveway Agreement of record in Book 6648, page 196; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 211 Radnor Street, Nashville, TN 37211

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Karen Johnson Davidson County
Batch # 1174550 DEEDWARR
08/26/2024 02:07:16 PM 2 pgs
Fees: $13.00 Taxes: $1,322.75
20240826-0065500

WITNESS our hand this 13th day of August, 2024.

Denis' A Thomas

Timothy S Thomas

State of Tennessee

County of Rutherford

Personally appeared before me, Denis' A Thomas and Timothy S Thomas with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th of August, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $357,500.00.

Affiant Signature

Subscribed and sworn to before me, this 13th day of August, 2024.

Notary Public
My Commission Expires: 4-19-2025

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY