Karen Johnson Davidson County
Batch # 1193525 DEEDWARR
10/15/2024 09:22:32 AM 2 pgs
Fees: $13.00 Taxes: $2,857.14
20241015-0079671

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $772,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 12/19/2026
(AFFIX SEAL)

RICK G. MANSFIELD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0519

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Pembroke, LLC	NEW OWNER	Map: 104-01-0-238.00
(NAME) 4615 Shys Hill Rd	(NAME) (SAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED SEVENTY-TWO THOUSAND TWO HUNDRED AND NO/100 DOLLARS ($772,200.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GAIL JACKSON HUNTER, SOLE HEIR OF THE ESTATE OF GENEVA C. JACKSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PEMBROKE, LLC,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly 60 feet of lots Nos. 168, 169 and 170 on the Map of West Grove, as of record in Book 421, Page 109, Register's Office for said County, more particularly described as follows:

Beginning at the southeast corner of 37th Avenue North and Pilcher Avenue, being the northwest corner of said Lot No. 170; running thence with the easterly margin of 37th Avenue North, southwardly 171 feet to a point, being the southwest corner of lot No. 168; running thence eastwardly, with the line between Lots Nos. 167 and 168, 60 feet to a point; thence northwardly along a line parallel with 37th Avenue North, to

Pilcher Avenue, a distance of 150 feet, more or less; thence with the southerly margin of Pilcher Avenue, westwardly about 62 feet to the beginning.

Being the same property conveyed to Marshall Jackson and wife, Geneva C. Jackson, by deed from Sidney J. Dillon, an unmarried woman, of record in Book 2633, Page 149, dated December 28, 1956, Register's Office for said County. The said Marshall Jackson died March 29, 1998, and title vested in Geneva C. Jackson as surviving tenant by the entirety. The said Geneva C. Jackson died intestate on September 28, 2011, leaving as Sole Heir the Grantor herein. See also Affidavits of Heirship of record in Instrument No. 20121023-0097077 and Instrument No. 20130729-0078731, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 132 37th Ave N., Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 7th day of October, 2024.

Gail Jackson Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gail Jackson Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 7th day of October, 2024.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY