RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT241100107

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1213547 DEEDWARR
12/09/2024 03:16:30 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20241209-0095539

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 5th day of December, 2024

Megan Crawford
Notary Public

MY COMMISSION EXPIRES: 10-25-26

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myles Garrison Fares and Racheal Hampton 1426 E. Cedar Lane Madison, TN 37115	Click N' Close PO Box 650586 Dallas, TX 75265-0586	053-09-A-010.00 CO

FOR AND IN 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, WE,

PNI, LLC, a Tennessee limited liability company

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

Myles Garrison Fares, a single man and Racheal Hampton, a single woman all as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 1426 on the Plan of Neely's Bend Villas, a Condominium Development, of record in Plat Book 5200, Page 262, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to PNI, LLC, by Warranty Deed from Skytopia Investments, LLC, dated 5/28/2019 and recorded 5/30/2019 in Instrument No. 20190530-0051337, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1426 E. Cedar Lane, Madison, TN 37115**
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 our hands this 5th day of December, 2024.

PNI, LLC, a Tennessee limited liability company

Sole Member
KVL, USA, LLC, A Delaware limited liability company

By:_____
Michael Pougach, Member Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Michael Pougach with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Member Representative of PNI, LLC the within named bargainor, and corporation, and that he as such Member Representative being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Michael Pougach as such Member Representative.

Witness my hand and official seal at office at Nashville, TN on this the 5th day of December, 2024.

Commission Expires:_____

Gail Vincent

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

True Copy Certification

I, Yvette Meldrum, 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 December 9, 2024

Affiant Signature _____

December 9, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th day of December 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1.26.25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY