Karen Johnson Davidson County
Batch# 1221774 DEEDWARR
12/31/2024 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20241231-0101227

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF December, 2024.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 24110024

Address of New Owner
Pikeld, LLC
507 Southern Turf Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Tax Information:
082-09-0-045.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Mia Leanne Cherrie Fieldes, a married woman,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Pikeld, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee(s)**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly one-half of Lot No. 30 on the Plan of North Nashville Real Estate Company's Property, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 30 fronts 25 feet on the westerly side of 6th Avenue North, formerly High Street, and runs back between parallel lines, 175-1/2 feet, more or less, to an alley.

Being the same property conveyed to Mia Leanne Cherrie Fieldes, a married woman, by Warranty Deed from James R. Duncan and wife, Kathy Jo C. Duncan, dated 03/02/2021 and recorded on 03/04/2021 in Instrument No. 20210304-0028704, Register's Office for Davidson County, Tennessee.

This is property generally located:
1319 6th Avenue North, Nashville, TN 37208

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 21, Page 105, 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 Grantee(s), its successors and/or assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), its successors and/or 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.

Joren Walter Dunnavant joins in the execution of this deed to evidence his consent to the actions and conveyance by the Grantor(s) herein. Further, he does hereby convey unto Grantee(s) all right, title and interest that he may have in the above-described property as a result of being the spouse of Mia Leanne Cherrie Fieldes, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Mia Leanne Cherrie Fieldes and Joren Walter Dunnavant** have caused this instrument to be executed, this the 27th day of November, 2024.

Mia Leanne Cherrie ~~Fieldes~~

Joren Walter Dunnavant

STATE OF Tennessee
COUNTY OF ~~Cheatham~~ ~~Davi~~ Williamson
(KD) (KD)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Mia Leanne Cherrie Fieldes and Joren Walter Dunnavant,** 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.

This the 27th day of November, 2024.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 11/27/2024 (date of document).

L. Broner McCoy
Date: 12/30/2024

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 30th day of Dec., 2024.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY