WARRANTY DEED

Karen Johnson Davidson County
Batch# 1249485 DEEDWARR
03/24/2025 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20250324-0021836

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF March, 20 25.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethan Daniels	SAME AS NEW OWNER	
(NAME)	(NAME)	133 01 0 061.00
5549 KENDALL DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37209		
(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, WE, **VIC & BILLS PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ETHAN DANIELS, A MARRIED MAN,** 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 parts of Lots Nos. 20, 21, and 22 on the Map of WILLIAM COLEMAN'S SUBDIVISION OF 7.08 ACRES, OFF THE WEST PART OF RADNOR COLLEGE LAND, as of record in Plat Book 547, Page 181, Register's Office for said County, described together as follows:

Beginning on the Northerly margin of Drake Avenue, at the Southwest corner of the property conveyed to Gordon M. Byram and wife, by feed from Laura J. Coleman, of record in Book 1541, Page 259, said Register's office, said point being 50 feet West of the Westerly margin of South Meade Street; thence with Byram's Westerly line, Northwardly 150 feet, more or less, to the line between Lots Nos. 22 and 23; thence the line between said lots, Westwardly 62 feet; thence Southwardly 150 feet, more or less, to the Northerly margin of Drake Avenue; thence with the same, Eastwardly 50 feet to the beginning.

Being the same property conveyed to Vic & Bills Properties LLC, Brian Pesterfield, Member by Quitclaim Deed from Kenneth Woodard, a married person, of record in Instrument No. 20171025-0109552, in the Register's Office of Davidson County, Tennessee, dated October 24, 2017 and recorded on October 25, 2017.

Being the same property conveyed to Ken Woodard, by Warranty Deed from Peggy D. Stewart and Mary A. Rathburn, of record in Instrument No. 20160511-0046755, in the Register's Office of Davidson County, Tennessee, dated May 09, 2016 and recorded on May 11, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 498 Drake Avenue, Nashville, TN 37211
(House Number) (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 21 day of March, 2025

VIC & BILLS PROPERTIES, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
BRIAN PESTERFIELD, MEMBER -MANAGER

BY: _____
KENNETH J. WOODARD, MEMBER- MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Brian Pesterfield and Kenneth J. Woodard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Member-Managers of VIC & BILLS PROPERTIES, LLC the within named bargainor, a Tennessee limited liability company and that they as such Member-Managers, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member-Managers.

Witness my hand and official seal this 21 day of March, 2025.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires: My Commission Expires 10/4/27

_____
Notary Public

BRIAN PESTERFIELD JOINS IN ON THIS CONVEYANCE TO CONVEY ANY INTEREST HE MAY HAVE IN SAID PROPERTY.

BY: _____
BRIAN PESTERFIELD

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 Brian Pesterfield, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of March, 2025.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires: My Commission Expires 10/4/27

_____
Notary Public

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 21, 25 (date of document).

Jennifer Pennell

March 24, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 24, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

