WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $484,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES 1-22-29
(AFFIX SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1300964
07/23/2025 12 00 03 PM
Fees $23 00 Taxes $1,790 80

Davidson County
DEEDWARR
4 pgs

20250723-0058246

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Pembroke, LLC	Same as NEW OWNER	
(NAME)	(NAME)	**104 14 0 027.00**
4615 Shys Hill Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT NORTHINGTON POWER, JR. AND GAYLE DIANNE PATRICK PINSON AND ROBERT MICHAEL PATRICK AND JAMES SUIT PATRICK, III AND JANE BUSH WILSON AND FRANK BENJAMIN BUSH, III AND DAVID ALAN BUSH AND KEVIN LEE BUSH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PEMBROKE, LLC. A TENNESEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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.19 and 20 on the Map of the Bransford Realty Company's Sharondale Subdivision, as of record in Book 332 , page 119, Register's Office for said County, being Lot No. 15 on the unrecorded Plan of a Subdivision of Lots Nos. 18, 19 and parts of 20 and 21 of said Sharondale Subdivision, described according to a copy of a survey thereof made October 16, 1935, by Erle Drake, County Surveyor, as follows:

Beginning on the northwesterly margin of Marlin Avenue 309.7 feet northeast of the northerly margin of Sharondale Drive, being the corner of Lots Nos.15 and 16 on said unrecorded plan; thence with the line between said two lots northwestwardly 150 feet; thence North 56-1/2 degrees East. 60 feet to the corner of Lots Nos. 14 and 15, thence with the line between said lots southeastwardly150 feet to the westerly margin of Marlin Avenue; thence with the same southwestwardly 60 feet to the beginning.

Being the same property conveyed to Howard Oslin Cheek and wife Terry Johnson Cheek by Warranty Deed from Edward E Marlin and wife Florence Claudia Marlin of record in Book 2044, page 213, Register's Office for Davidson County, Tennessee, dated April 25, 1952 and recorded on April 28, 1952.

The said Howard Oslin Cheek having since died on or about April 19, 1983 leaving Terry Johnson Cheek as the surviving tenant by the entirety

The said Terry Johnson Cheek having since died on July 7, 2024

The property was bequeathed to Gayle Diane Patrick Pinson, Robert Northington Power, Jr , Robert Michael Patrick, Frank Benjamin Bush, Jr., James Suit Patrick, III and Jane Bush Wilson by Last Will and Testament of Terry Johnson Cheek of record in Seventh Circuit Court of Davidson County, Tennessee, Probate Division as Docket No. 24P2067.

The said Frank Benjamin Bush, Jr having predeceased Terry Johnson Cheek on April 15, 2024 leaving Frank Benjamin Bush, III, David Alan Bush and Kevin Lee Bush as heirs at law as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument No. 20250723-0058244 and Instrument No 20250723-0058245 of record in Register's Office for Davidson County, Tennessee

This conveyance is subject to:
• Taxes for the year 2025 and subsequent years, a lien not yet due and payable.

- Subject to all matters shown on the Plan of record in Plat Book 332, Page 119, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3982, Page 136, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2802 Marlin Ave, Nashville, Tennessee 37215**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 21 DAY OF JULY, 2025

Robert Northington Power, Jr. by Gayle Dianne Patrick Pinson, Attorney in Fact

Gayle Dianne Patrick Pinson

Robert Michael Patrick

James Suit Patrick, III

Jane Bush Wilson by Gayle Dianne Patrick Pinson, Attorney in Fact

Frank Benjamin Bush, III by Gayle Dianne Patrick Pinson, Attorney in Fact

David Alan Bush by Gayle Dianne Patirck Pinson, Attorney in Fact

Kevin Lee Bush by Gayle Dianne Patrick Pinson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gayle Dianne Patrick Pinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROBERT NORTHINGTON POWER, JR, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT NORTHINGTON POWER, JR

Witness my hand and official seal, this the 21st of July, 2025.

Notary Public
My Commission Expires. 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of July, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of July, 2025

Notary Public
My Commission Expires: 1.22.29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of July, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gayle Dianne Patrick Pinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JANE BUSH WILSON, and who acknowledged he/she/they executed the same as the free act and deed of the said JANE BUSH WILSON.

Witness my hand and official seal, this the 21st of July, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gayle Dianne Patrick Pinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of FRANK BENJAMIN BUSH, III, and who acknowledged he/she/they executed the same as the free act and deed of the said FRANK BENJAMIN BUSH, III.

Witness my hand and official seal, this the 21st of July, 2025.

Notary Public
My Commission Expires 1-22-29
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gayle Dianne Patrick Pinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DAVID ALAN BUSH and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID ALAN BUSH.

Witness my hand and official seal, this the 21st of July, 2025

Notary Public
My Commission Expires 1-22-29
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gayle Dianne Patrick Pinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KEVIN LEE BUSH, and who acknowledged he/she/they executed the same as the free act and deed of the said KEVIN LEE BUSH.

Witness my hand and official seal, this the 21st of July, 2025

Notary Public
My Commission Expires 1-22-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212