Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
TT 250600069

WARRANTY DEED

Karen Johnson
Batch # 1311279
08/18/2025 10 35 29 AM
Fees $18 00 Taxes $6,734 00

Davidson County
DEEDWARR
3 pgs

20250818-0065590

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,820,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc
128 Holiday Ct , Ste 125, Franklin, TN 37067

File No 2025-1116

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
PNI, LLC, a Tennesee Limited Liability Company	PNI, LLC, a Tennesee Limited Liability Company	043-06-0C-680 00-CO, 043-06-0C-682 00-CO, 043-06-0C-684 00-CO, 043-06-0C-686 00-CO, 043-06-0C-688 00-CO, 043-06-0C-690 00-CO and 043-06-0C-338 00-CO
(NAME)	(NAME)	
209 Neelys Bend Rd	209 Neelys Bend Rd	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Eight Hundred Twenty Thousand And No/100 Dollars ($1,820,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **336 MAY DR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PNI, LLC, A TENNESEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A

8.15.25

CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

SITUATED in Davidson County, Tennessee, being Unit Nos. 338, 680, 682, 684, 686, 688 and 690 of the Homes at May Drive and Anderson Lane Commons, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Homes at May Drive and Anderson Lane Commons of record in Instrument No 20220223-0020517, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in said Declaration Reference is hereby made to the plan of Homes at May Drive and Anderson Lane Commons as shown on Exhibit "B" to the Declaration of record in Instrument No. 20220223-0020517, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Units

Being a portion of the same property conveyed to Precision Development LLC, a Tennessee Limited Liability Company by Warranty Deed from Kudzu Real Estate, Inc , a Tennessee Corporation of record in Instrument No 20220720-0083082, Register's Office for Davidson County, Tennessee, dated July 14, 2022 and recorded on July 20, 2022

Being a portion of the same property conveyed to 336 May DR, LLC A Tennessee Limited Liability Company by Quitclaim Deed from Precision Development LLC, A Tennessee Limited Liability Company of record in Instrument No 20230921-0074297, Register's Office for Davidson County, Tennessee, dated September 20, 2023 and recorded on September 21, 2023

unimproved ☐
This is improved ☑ property, known as 680 Anderson Lane, Madison, TN 37115
682 Anderson Lane, Madison, TN 37115
684 Anderson Lane, Madison, TN 37115
686 Anderson Lane, Madison, TN 37115
688 Anderson Lane, Madison, TN 37115
690 Anderson Lane, Madison, TN 37115
338 May Drive, Madison, TN 37115

(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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

8.15.25

Witness our hands this 15th day of August, 2025

336 May Dr, LLC, a Tennessee Limited Liability Company
By Its Sole Member GRE RE IV, a North Dakota Limited Liability Company

BY Steven F. Walker
Steven F Walker, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stevem F Walker, President of GRE RE IV, a North Dakota LLC which is the Sole Member of 336 May Dr LLC, a Tennessee LLC, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained

Witness my hand and seal, at office in 15th, this Aug day of 2025

Notary Public

Printed Name Yvette Lyn Meldrum

My Commission Expires 8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, _____, 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 _____, 2025.

Affiant Signature _____

_____, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this _____ of _____ 2025

_____
Notary's Signature

MY COMMISSION EXPIRES _____