Karen Johnson Davidson County
Batch# 1315843 DEEDWARR
08/28/2025 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20250828-0069147

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Y-C-25-1235

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)
PNI, LLC	**Same as New Owners**	
(NAME)	(NAME)	**105-03-0R-033.00-CO**
209 Neelys Bend Rd		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **ANNA MUMMA, A SINGLE WOMAN AND SCOTT T. MUMMA, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PNI, LLC, A TENNESSEE 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:

Land in Davidson County, Tennessee, being Unit No. 1235 of Woodstock Condominiums, described in a Declaration of record in Instrument No. 20190204-0010414, amended in Instrument No. 20190430-0039868, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Anna Mumma, a single woman and Scott T. Mumma, a married man, as Tenants in common by Warranty Deed from Woodstock Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190904-0088810 Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on September 04, 2019.

Subject property having never been Scott T. Mumma's primary or marital residence.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 6050, Page 583, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190204-0010414 and amended in 20190430-0039868, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Terms, provisions, covenants, conditions, restrictions, easements, reservations and other matters set out in deed to Pain Enterprises, Inc of record in Book 10512, Page 725, in the Register's Office for Davidson County, Tennessee.
• Dedication of Easement and /or Public Street Right of Way in the Favor of the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20141010-0094332, in the Register's Office for Davidson County, Tennessee.
• Restriction for Stormwater Facilities & System of record in Instrument No. 20141010-0094097, in the Register's Office for Davidson County, Tennessee.
• Easement to Comcast of Nashville I, LLC of record in Instrument No. 20150911-0092389, in the Register's Office for Davidson County, Tennessee.
• Access Easement of record in Instrument Number 20141020-0096498, in the Register's Office for Davidson County, Tennessee.

• Pipeline Crossing Agreements between CSX Transportation, Inc. and Metropolitan Government of record in Book 7240, Page 620, Book 7760, Page 827, Book 7883, Page 239, Book 7932, Page 153, Book 8709, Page 588, Register's Office for Davidson County, Tennessee.
• Agreement of Partial Assignment of Communication Line between CSX Transportation, Inc. and W.A. Hinton of record in Book 8919, Page 821, Register's Office for Davidson County, Tennessee.
• Communications Cable or Fiber Optic Line Protection Rider of record in Book 8299, Page 86, Register's Office for Davidson County, Tennessee.
• Cable Right-of-way Easement Agreements between CSX Transportation and U.S. Sprint Telecommunications of record in Book 8269, Page 358, Register's Office for Davidson County, Tennessee.
• Cable Right-of-way Easement Agreements between CSX Transportation and U.S. Sprint Telecommunications of record in Book 8274, Page 769, Register's Office for Davidson County, Tennessee.
• Right-of-way Easement Agreements between CSX Transportation and Lightnet of record in Book 7847, Page 115, 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: **1235 4th Avenue South, Nashville, Tennessee 37210**.

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 25th DAY OF AUGUST, 2025.

Anna Mumma

Scott T. Mumma

Scott T. Mumma

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA MUMMA, 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 25th of August, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT T. MUMMA, 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 25th of August, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 **08/28/2025** (date of document).

Stephanie Woodall
Affiant Signature

Date **08/28/2025**

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **28th** day of **August**, 2**025**.

Notary's Signature

My Commission Expires: 