FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Wilson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$220,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **08/28/2025** Notary Public MY COMMISSION EXPIRES: 10-23-25 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1317913 DEEDWARR
09/03/2025 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20250903-0070413

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC
ESTABLISHED 2023

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5193

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce A. Church and Karen L. Church	**Same as new Owner**	**117-15-0A-039-00 CO**
1900 Richard Jones Road Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Pigskin Properties, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bruce A. Church and Karen L. Church, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A-107 on the Plan of Green Hills Terrace, according to the Master Deed of record in Book 5304, Page 702 and the Plat of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee and to which plan reference is hereby made.

Being the same property conveyed to Pigskin Properties, LLC by Quitclaim Deed dated February 21, 2013 from Virginia Braswell, recorded February 25, 2013, in Instrument Number 20130225-0018323, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1900 Richard Jones Road, A107, Nashville, TN 37215**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **August, 2025**.

Pigskin Properties, LLCa Tennessee limited liability company

John Braswell, Sole Member

John Braswell, Sole Member

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named John Braswell, whom I am personally acquainted and who upon his oath acknowledged himself to be the Sole Member and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Pigskin Properties, LLCa Tennessee limited liability company.

Witness my hand and official seal on this the **28th** day of **August, 2025**.

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/28/26

Tennessee Certification of Electronic Document

I, Alex Sharer, 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 8.28.25 (date of document).

Alex Sharer
Affiant Signature

9.3.25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 3 day of Sept, 2025.

Tonya Thomas
Notary's Signature

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES: 10.26.25