Karen Johnson Davidson County
Batch# 1343262 DEEDWARR
11/10/2025 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20251110-0089449

WARRANTY DEED

(SEAL)
JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF November, 2025.

Daniel Thompson
Notary Public
MY COMMISSION EXPIRES: 12/20/27

File #25-TC-1421-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
PKM Building Association, LLC	PKM Building Association, LLC	
(NAME)	(NAME)	
1421 Rosebank Avenue	1672 Hayes Street	**084 01 0 056.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Hollywood, FL 33020	
(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,

RYAN PRYOR AND GABRIELLE PRYOR, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

PKM BUILDING ASSOCIATION, LLC,

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 Lot No. 56 on the Plan of DUGGER HEIGHTS, SECTION III, of record in Plat Book 1835, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ryan Pryor and Gabrielle Pryor, husband and wife, by Warranty Deed from Knox C. Brewer, unmarried, of record in Instrument No. 20160517-0049335, in the Register's Office of Davidson County, Tennessee, dated May 16, 2016, and recorded on May 17, 2016.

This property was not the marital residence for the Grantor.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUGGER HEIGHTS, SECTION III, as recorded in Plat Book 1835, Page(s) 54.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1970, Page 362.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4096, Page 915.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1421 Rosebank Avenue, Nashville, TN 37206.

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 7th day of November, 2025.

Ryan Pryor

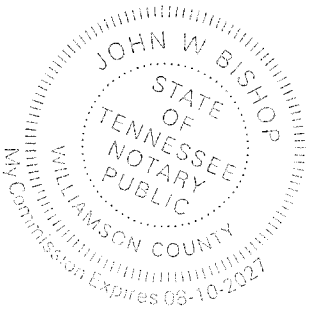
Gabrielle Pryor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 2025, before me personally appeared Ryan Pryor and Gabrielle Pryor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of November, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Karla I Kard, 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 11/07/2025 (date of document).

Karla I Kard
Affiant Signature

11/07/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of November, 2025.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

