WARRANTY DEED

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

File #25-TC-2728-C

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,100.00.

SR

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 3-25-2029

APRIL N. BRIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
SMITH COUNTY

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)
PIF Holdings, LLC	NEW OWNER	
(NAME)	(NAME)	**150 01 0 096.00**
786 Elysian Fields Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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,

DEAN PRATT, AN UNMARRIED MAN,

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

PIF HOLDINGS, 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 Lot No. 10, on the Plan of EDGE-O-LAKE ESTATES, SECTION 4, of record in Plat Book 3600, Pages 87-88, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Dean Pratt, an unmarried man, by Warranty Deed from Steve Blais and wife, Susan Blais, of record in Instrument No 20181002-0097734, in the Register's Office of Davidson County, Tennessee, dated September 28, 2018 and recorded on October 02, 2018.

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 EDGE-O-LAKE ESTATES, as recorded in Plat Book 3600, Page(s) 87 & 88.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 2728 Mossdale Drive, Nashville, TN 37217.

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.

Karen Johnson Davidson County
Batch # 1343325 DEEDWARR
11/10/2025 01:05:12 PM 2 pgs
Fees: $13.00 Taxes: $1,358.27

20251110-0089569

Witness my/our hand(s) this the 5th day of November, 2025.

Dean Pratt

STATE OF FLORIDA
COUNTY OF Hernando

On this 5th day of November, 2025, before me personally appeared Dean Pratt, 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 5th day of November, 2025.

Notary Signature
My commission expires:

CAROL ANN HORNE
Notary Public - State of Florida
Commission # HH 669732
My Comm. Expires Jun 8, 2029
Bonded through National Notary Assn.