Bill Garrett Davidson County
Batch# 88870 DEEDWARR
05/04/2018 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20180504-0042990

WARRANTY DEED

JONATHAN R. MEDLEY STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 11/9/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kayla Adams	Newowner	11906028100
(NAME)	(NAME)	
22 Peachtree St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Abdulaziz Payziev as Sole Member of Prime Invest, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kayla M. Adams, unmarried,** hereinafter called the GRANTEES, 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 Lot No. 39 on the Plan of Rosewood Estates, Section One, of record in Plat Book 4955, Page 29, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Prime Invest, LLC from Anna Aziz by Quitclaim Deed of record in Instrument No. 20170501-0042483, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 22 Peachtree St., Nashville, TN 37210
(House Number) (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 heirs 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hands this 3rd day of May, 2018.

Sole Member

Prime Invest, LLC
Abdulaziz Payziev, Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Abdulaziz Payziev with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the Sole Member of Prime Invest, LLC, the within named bargainor, and that such Sole Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of Prime Invest, LLC, as Sole Member.

Witness my hand and official seal at Franklin, Tennessee, this the 3rd day of May, 2018..

Notary Public
Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 13115

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

