WARRANTY DEED

Karen Johnson Davidson County
Batch# 202710 DEEDWARR
03/06/2019 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20190306-0020485

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF March, 2019

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

NIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: David Michael DiMuzio	SEND TAX BILLS TO: David Michael DiMuzio	MAP-PARCEL NUMBERS
(NAME) 1813 4th Avenue North	(NAME) 1813 4th Avenue North	09316012400
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Prominence Holdings, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Michael DiMuzio, unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the Easterly part of Lot No. 127 on the Map of Maury & Claiborne's Addition, as of record in Book 21, Page 84 and 85, Register's Office for said County.

SAID part of said lot 127 fronts 35 feet on the westerly side of Lewis Street and runs back between parallel lines 115 feet to a dead line.

FOR INFORMATION PURPOSES ONLY: 110 Lewis Street, North, Nashville, TN 37210

Being the same property conveyed to Prominence Holdings, LLC by virtue of that certain Quit Claim Deed dated May 11, 2017, and being of record at Instrument No. 20170511-0046851 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Steve Adkerson, Jr. by virtue of Warranty Deed dated June 28, 2013 at Instrument No. 20130702-0068184 in the amount of $29,500.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions of record in said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 110 Lewis St. N 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

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 hand this 5th day of March, 2019.

William Wilson, Signor

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared William Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Signor for Prominence Holdings, LLC., the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Signor.

WITNESS my hand and official seal at office this 5th day of March, 2019.

Notary Public

My Commission Expires: 9/25/19

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019