Warranty Deed

Karen Johnson Davidson County Batch# 245835 DEEDWARR 06/20/2019 07:49:08 AM 2 pgs Fees: $13.00 Taxes: $934.36 20190620-0059274	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $252,530.00. Affiant Subscribed and sworn to before me, this the 14th day of June, 2019. Notary Public My commission expires:

STEPHANIE DOME NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ethan Joseph Mathias	new owner	068-00-0-022.00
4724 Old Hydes Ferry Pike		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PRIME NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ETHAN JOSEPH MATHIAS**, 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: unmarried

Land in the 13th, formerly the 25th. Civil District of said County and State, being part of a tract of land conveyed to Catherine Hulan by deed from Margaret S. Pafford and husband, of record in Book 1148, page 586, Register's Office for said county, described as follows:

Beginning at a point in the Old Hydes Ferry Pike, at the center of a bridge, the southwest corner of a 2 acre tract of land conveyed to Charles C. Holley by deed from Catherine Hulan, of record in Book 1306, page 422, said Reisters (sic) Office thence with the center of said pike, south 82 deg. east 100 feet to a point, south 85 deg east 100 feet to a point, north 76 deg. east 100 feet to a point, north 69 1/2 east 468 feet to a point, north 83 deg. 77 feet to the T.C.R.R. right of way; thence with said right of way, westwardly 809 feet to the southeast corner of the Carlins Holley property; thence with Holly's southern boundary line, south 3 deg. east 100 feet to the beginning, containing 1.50 acres, more or less.

AND BEING the same property conveyed to Clifford Douglas Wayman and wife, Doris Wayman, by Warranty deed from Vada Young and husband, Clarence Young of record in Book 2481, Page 63 Register's Office for Davidson County, Tennessee. Clifford Douglas Wayman having predeceased his wife, Doris Wayman and Doris Wayman being the sole owner of said property by way of her interest as tenant by the entirety. Doris Wayman now being decease and her Last Will and Testament having been presented to the Probate Court for Davidson County, Tennessee as case number 17P-509. Timothy Douglas Wayman, Sr. and Deborah Hale being the named beneficiaries of the Estate of Doris Wayman for the subject property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-C-19-4124

Being the same property conveyed to TIMOTHY DOUGLAS WAYMAN, SR. by Quitclaim deed from TIMOTHY DOUGLAS WAYMAN, SR. and DEBORAH HALE of record in Instrument No. 20180914-0091401 Register's Office for Davidson County, Tennessee, dated 4/10/2018 and recorded on 9/14/2018.

Being the same property conveyed to Prime Nashville, LLC, a Tennessee limited liability company by Warranty deed from Timothy Douglas Wayman, Sr., married of record in Instrument No. 20181001-0097373 Register's Office for Davidson County, Tennessee, dated September 24, 2018 and recorded on October 1, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4724 Old Hydes Ferry Pike, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of June, 2019.

Prime Nashville, LLC, a Tennessee Limited Liability Company

Jarred McNeal, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Prime Nashville, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of June, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires