WARRANTY DEED

Karen Johnson Davidson County
Batch# 410117 **DEEDWARR**
06/04/2020 12:37:47 PM 2 pgs
Fees: $13.00 Taxes: $3,104.30

20200604-0057538

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $839,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr. Ste 400, Franklin, TN 37067

File No.: 20-CD-249

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Y Fang	John Y Fang	105012O00100CO
(NAME) 1003 Southside Court, a/k/a 1003 A Southside Court, a/k/a 1003 Southside Ave	(NAME) 1003 Southside Court, a/k/a 1003 A Southside Court, a/k/a 1003 Southside Ave	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Thirty-Nine Thousand And No/100 Dollars ($839,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PRESTIAGE PMC, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN Y FANG, unmarried 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 all of Unit A and the limited common elements of Unit A as shown on the Exhibit "C" of the Declaration of Covenants, Conditions, and Restrictions for 1000 Southside Homeowners Association of record in Instrument No. 20161222-0135041, as amended in Instrument No. 20190820-0083596, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Prestige FMC, LLC, by Warranty Deed, from Key City Properties, LLC, a Tennessee limited liability company, dated May 29, 2019, recorded May 30, 2019, of record in Instrument No. 20190530-0051020, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Key City Properties, LLC, a Tennessee limited liability company, by Warranty Deed, from Toya Allen and Tiffany Footman and Theresa Burdine, dated August 29, 2016, recorded September 1, 2016, of record in Instrument No. 20160901-0091916, corrected in Scrivener's Affidavit recorded on November 9, 2017, in Instrument No. 20171109-0115374, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1003 Southside Court, a/k/a 1003 A Southside Court, a/k/a 1003 Southside Ave. Nashville TN 37203
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 2 day of June, 2020.

Prestiage PMC, ~~LLC~~ LLC

BY: _____
~~Todd~~ Jackson, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Leah A. Thurman, a Notary Public of said State and County aforesaid, personally appeared Todd Jackson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Prestige PMC, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand, at office, this 2 day of June 2020.

_____
Notary Public

My Commission Expires: My Commission Expires October 21, 2020

LEAH A. THURMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY