WARRANTY DEED

Karen Johnson Davidson County
Batch# 468162 DEEDWARR
09/01/2020 02:58:05 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20200901-0099470

J-JG-20-2600

DAVIDSON COUNTY JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Prestige Holdings, LLC	**New Owner**	
(NAME) **426 Cobblestone Way**	(NAME)	**59-8-54.00**
(ADDRESS) **Mount Juliet, TN 37122**	(ADDRESS)	
(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, **MILDRED DENISE SMITH AND KIMBERLY ARMSTRONG LOWE AND TWANA LETRICE ARMSTRONG,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRESTIGE 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. 5 on the Plan of Parkwood Trace, Section I, of record in Plat Book 6900, Page 439, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Clara M. Armstrong, an unmarried person, by Warranty Deed from Michael P. Ott, an unmarried man, recorded July 30, 1997 in Book 10548, Page 329, Register's Office for Davidson County, Tennessee.
Claira M. Armstrong since having died intestate on November 27, 2019 leaving Mildred Denise Smith, Kimberly Armstrong Lowe, and Twana Letrice Armstong as her heirs at law, Clyde Thaddeus Green pre deceased his mother on June 22, 1970 at the age of ten (10). Affidavits of Heirship recorded in Instrument No 20200901-0099467 and Instrument No 20200901-0099468 Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of any of the Grantors.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 439, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers of record in Book 9608, Page 409, Register's Office for Davidson County, Tennessee.
- Easement for Water Mains of record in Book 9608, Page 416, Register's Office for Davidson County, Tennessee.
- Subject to 2020 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2600 Vista Lane, Nashville, Tennessee 37207**.

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.

Witness my/our hand(s) this the 28th DAY OF AUGUST, 2020.

Mildred Denise Smith by Patty Parsons, Attorney-In-Fact

Kimberly Armstrong Lowe

Twana Letrice Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILDRED DENISE SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained. * by Patty Parsons, her Attorney-in-fact

Witness my hand and official seal, this the 28th of August, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY ARMSTRONG LOWE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TWANA LETRICE ARMSTRONG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212