Karen Johnson Davidson County
Batch# 497875 **DEEDWARR**
10/19/2020 10:18:47 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20201019-0121225

Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
File # 15183

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

04-NSH20-00547

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Prime Investments, LLC 3121 Justin Towne Ct. Antioch, TN 37013	new owner	150-03-0-131.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sanni-Obasusi Olanrewaju Musibau, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Prime Investments, LLC**, hereinafter called the Grantees, their successors 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. 10-A, on the plan of Minor Revision to Lot No. 10, Zone Lot Division on the plan of Lots 8, 9, 10, 11 and 12, Section Two, Justin Towne, as shown by plat of record in Book 5200, Page 459; as amended in Book 5200, Page 535; and Book 9700, Page 416, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerrold E. McRae, Jr. by deed from Lendell R. Hunt and Vickie G. Hunt, dated July 23, 2004, recorded July 28, 2004, of record in Instrument No. 20040728-0090067, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sanni-Obasusi Olanrewaju Musibau, married by deed from Jerrold E. McRae, Jr., married, dated February 24, 2020, recorded February 26, 2020, of record in Instrument No. 20200226-0021533, in the Register's Office for Davidson County, Tennessee. Farron McRae, spouse of Jerrold E. McRae, Jr., joined in this instrument to convey her marital interest, if any, in subject property.

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

This property is improved property known as: 3121 Justin Towne Ct., Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 16th day of October, 2020

Sanni-Obasusi Olanrewaju Musibau

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 16th day of October, 2020 before me personally appeared Sanni-Obasusi Olanrewaju Musibau, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 4-16-2022

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022