20-CD-411

WARRANTY DEED

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Leslie McClure
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF NOVEMBER, 2020.

Susan L Jackson
Notary Public

MY COMMISSION EXPIRES: 6-10-2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 509645 **DEEDWARR**
11/06/2020 09:23:09 AM 5 pgs
Fees: $28.00 Taxes: $2,183.00

20201106-0130313

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

File No.: 20-CD-411

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Prestige PMC LLC	Prestige PMC LLC	09313026700
(NAME) 1213 B Tremont St.	(NAME) 1213 B Tremont St.	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Ninety Thousand And No/100 Dollars ($590,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SUBRINA HILL, (ONE IN THE SAME AS SABRINA C. HILL AND SUBRINA C. HILL), AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PRESTIGE PMC LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly 50 feet of Lot No. 2, on the Plan McCall Heirs Subdivision of Lot Nos. 14 to 19, inclusive, and Lots 41 to 46, inclusive, of Siglers Addition to Nashville, as of record in Book 161, page 61, and described according to a 1970 survey made by Barge, Waggoner and Sumner Engineers as follows:

Said part of Lot No. 2 fronts 50 feet on the southerly side of Sigler Street and extends back 206.7 feet on the westerly line and 206.5 feet on easterly line to the northerly margin of an alley on which it measures 50 feet.

Being the same property conveyed by Order for Default Judgement in favor of Subrina C. Hill, against Jane Does and John Does, as any unknown heirs at law of Lillian Hill, filed October 14, 2020, Docket No.

19-220-III in the Chancery Court of Davidson County, Tennessee, and filed for record on October 30, 2020, in Instrument No.20201030-0126481, in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Subrina Hill, an unmarried woman, by Special Warranty Deed, from Annie L. Hill, a widow, dated May 12, 2020, recorded June 19, 2020, recorded in Instrument No. 20200619-0065416, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Subrina Hill, an unmarried woman, by Special Warranty Deed, from Darryl Harvey, in his capacity as trustee of the Sigler Hill Trust under an instrument dated June 29, 2018, deed dated June 4, 2020, recorded June 19, 2020, of record in Instrument No. 20200619-0065415, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Subrina Hill, an unmarried woman, by Quitclaim Deed, from Billy Hill, dated February 6, 2019, recorded February 13, 2019, of record in Instrument No. 20190213-0013591, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Subrina Hill, an unmarried woman, by Quitclaim Deed, from Charles Edward Hill, dated February 26, 2019, recorded March 4, 2019, of record in Instrument No. 20190304-0019646, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Subrina Hill, an unmarried woman, by Quitclaim Deed, from Darnell Hill, dated March 14, 2019, recorded March 26, 2019, of record in Instrument No. 20190326-0027291, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Subrina Hill, an unmarried woman, by Quitclaim Deed, from David Hill, dated February 7, 2019, recorded February 13, 2019, of record in Instrument No. 20190213-0013588, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Subrina Hill, an unmarried woman, by Quitclaim Deed, from Ella Hill Cadamey, dated February 1, 2019, recorded February 13, 2020, of record in Instrument No. 20190213-0013596, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Subrina Hill, an unmarried woman, by Quitclaim Deed, from James Hill, dated February 5, 2019, recorded February 14, 2019, of record in Instrument No. 20190214-0013993, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Subrina Hill, an unmarried woman, by Quitclaim Deed, from Larry Hill, dated February 4, 2019, recorded February 13, 2019, of record in Instrument No. 20190213-0013593, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Subrina Hill, an unmarried woman, by Quitclaim Deed, from Marzell Hill, dated February 8, 2019, recorded February 14, 2019, of record in Instrument No. 20190214-0013992, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Subrina Hill, an unmarried woman, by Quitclaim Deed, from Patty Hill now known as Patricia Hill LaRue aka Patricia LaRue, dated February 2, 2019, recorded February 13, 2019, of record in Instrument No. 20190213-0013589, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Subrina Hill, an unmarried woman, by Quitclaim Deed, from Pauline Wiggins, dated February 15, 2019, recorded March 1, 2019, of record in Instrument No. 20190301-0018798, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Subrina Hill, an unmarried woman, by Quitclaim Deed, from Queen Hill, dated February 1, 2019, recorded February 13, 2019, of record in Instrument No. 20190213-0013592, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Subrina Hill, an unmarried woman, by Quitclaim Deed, from Sherleen Hill Harris, dated February 7, 2019, recorded February 13, 2019, of record in Instrument No. 20190213-0013594, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Subrina Hill, an unmarried woman, by Quitclaim Deed, from Sherri Hill, dated February 6, 2019, recorded February 27, 2019, of record in Instrument No. 20190227-0017881, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Subrina Hill, an unmarried woman, by Quitclaim Deed, from Wendell Hill, dated February 1, 2019, recorded February 13, 2019, of record in Instrument No. 20190213-0013597, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Subrina Hill, an unmarried woman, by Quitclaim Deed, from Timmy Hill, dated February 12, 2019, recorded February 27, 2019, of record in Instrument No. 20190227-0017882, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Jasper K. Hill and Sabrina C. Hill, joint tenants with rights of survivorship, by Quitclaim Deed, from Jasper K. Hill, dated April 27, 2000, recorded May 10, 2000, of record in Instrument No. 20000510-0047362, Register's Office for Davidson County, Tennessee. Jasper K. Hill having since died on November 24, 2015.

Previously being the same property conveyed to Darryl Harvey, as Trustee of the Sigler Hill Trust, by Quitclaim Deed, from James Radley, dated April 29, 2019, recorded May 3, 2019, of record in Instrument No. 20190503-0041811, Register's Office for Davidson County, Tennessee.

Also Previously being the same property conveyed to Darryl Harvey, as Trustee of the Sigler Hill Trust, by Quitclaim Deed, from Marshall Smith, dated April 1, 2019, recorded April 3, 2019, of record in Instrument No. 20190403-0030378, Register's Office for Davidson County, Tennessee.

Also Previously being the same property conveyed to Darryl Harvey, as Trustee of the Sigler Hill Trust, by Quitclaim Deed, from Aretha Barham, dated March 29, 2019, recorded April 4, 2019, of record in Instrument No. 20190404-0030787, Register's Office for Davidson County, Tennessee.

Also Previously being the same property conveyed to Darryl Harvey, as Trustee of the Sigler Hill Trust, by Quitclaim Deed, from Juanita Smith a/k/a Anita Smith, dated October 1, 2018, record October 30, 2018, of record in Instrument No. 20181030-0107517, Register's Office for Davidson County, Tennessee.

Also Previously being the same property conveyed to Darryl Harvey, as Trustee of the Sigler Hill Trust, by Quitclaim Deed, from Paulette Smith, dated October 1, 2018, recorded October 30, 2018, of record in Instrument No. 20181030-0107518, Register's Office for Davidson County, Tennessee.

Also Previously being the same property conveyed to Darryl Harvey, as Trustee of the Sigler Hill Trust, by Quitclaim Deed, from Maurice Smith, dated July 3, 2018, recorded October 30, 2018, of record in Instrument No. 20181030-0107519, Register's Office for Davidson County, Tennessee.

Also Previously being the same property conveyed to Darryl Harvey, as Trustee of the Sigler Hill Trust, by Quitclaim Deed, from Darlene Smith, dated August 5, 2018, recorded October 30, 2018, of record in Instrument No. 20181030-0107520, Register's Office for Davidson County, Tennessee.

Also Previously being the same property conveyed to Darryl Harvey, as Trustee of the Sigler Hill Trust, by Quitclaim Deed, from Jewell Washington, dated August 16, 2018, recorded October 30, 2018, of record in Instrument No. 20181030-0107521, Register's Office for Davidson County, Tennessee.

Also Previously being the same property conveyed to Darryl Harvey, as Trustee of the Sigler Hill Trust, by Quitclaim Deed, from Darius Smith, dated June 29, 2018, recorded October 30, 2018, of record in

Instrument No. 20181030-0107522, Register's Office for Davidson County, Tennessee.

Also Previously being the same property conveyed to Darryl Harvey, as Trustee of the Sigler Hill Trust, by Quitclaim Deed, from Elaine Smith, dated June 29, 2018, recorded October 30, 2018, of record in Instrument No. 20181030-0107523, Register's Office for Davidson County, Tennessee.

Also Previously being the same property conveyed to Darryl Harvey, as Trustee of the Sigler Hill Trust, by Quitclaim Deed, from Sheronda Smith, dated June 29, 2018, recorded October 30, 2018, of record in Instrument No. 20181030-0107524, Register's Office for Davidson County, Tennessee.

Also Previously being the same property conveyed to Darryl Harvey, as Trustee of the Sigler Hill Trust, by Quitclaim Deed, from Rodney Smith, dated June 29, 2018, recorded October 30, 2018, of record in Instrument No. 20181030-0107525, Register's Office for Davidson County, Tennessee.

Also Previously being the same property conveyed to Darryl Harvey, as Trustee of the Sigler Hill Trust, by Quitclaim Deed, from Howard Smith, dated July 26, 2018, recorded October 30, 2018, of record in Instrument No. 20181030-0107526, Register's Office for Davidson County, Tennessee.

Further previously being the same property conveyed to Lillian Hill, by deed, from Ted C. Mooney and George Gianikas, dated February 3, 1972, recorded February 7, 1972, of record in Book 4574, page 805, Register's Office for Davidson County, Tennessee. Lillian Hill having since died intestate on February 8, 2000.

Sabrina C. Hill and Subrina C. Hill and Subrina Hill are one and the same.

unimproved ☐
This is improved ☒ property, known as 1213 Sigler Street, 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 4 day of November, 2020.

Subrina Hill (one in the same as Sabrina C. Hill and Subrina C. Hill)

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said county and state Subrina Hill (one in the same as Sabrina C. Hill and Subrina C. Hill), to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 4 day of November, 2020.

Notary Public

My Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023