This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

MAP/GROUP/PARCEL 09205031800

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Prestige Holdings, LLC
426 Cobblestone Way
Mt Juliet, Tn 37122

SEND TAX BILLS TO:

New Owner

Karen Johnson Davidson County
Batch# 520658 DEEDWARR
11/24/2020 10:46:06 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20201124-0137754

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **MICHAEL REDMOND,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **PRESTIGE HOLDINGS, LLC,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING the west twenty-four (24) feet of Lot 54 and the east fifteen (15) feet of Lot 55, on the Plan of G.E. Jackson's Subdivision of the Marable Tract, as shown by plat appearing of record in Book 161, page 86, of the Register's Office of Davidson County, Tennessee. Said west 24 feet of Lot 54 and east 15 feet of Lot 55 front together 39 feet on the north side of Murray Street, now known as Torbett Street, and being part of the land conveyed to Goodloe Lindsey by deed of George H. Jackson, May 2, 1899 of record in Book 235, page 362, in said Register's Office.

BEING the same property conveyed to Michael Redmond, an unmarried man, by Warranty Deed from Darrell Crawford and Paula Crawford, dated May 14, 2010, appearing of record in Instrument No. 20100521-0039326, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3214 Torbett St, Nashville, TN, 37209.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2020 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

---------- [Space Below This Line For Recording Data] ----------

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 19th day of November, 2020.

Michael Redmond

STATE OF ~~TENNESSEE~~ in Rhode Island)
COUNTY OF ~~RUTHERFORD~~ Providence)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michael Redmond, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 19th day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 02-05-2024

JANET LOURENCO
Notary Public - Rhode Island
Notary ID 765082
My Commission Expires Feb 5, 2024

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 19th day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 02-05-2024

JANET LOURENCO
Notary Public - Rhode Island
Notary ID 765082
My Commission Expires Feb 5, 2024

---------- [Space Below This Line For Recording Data] ----------