Karen Johnson Davidson County
Batch# 524762 DEEDWARR
12/04/2020 01:04:26 PM 2 pgs
Fees: $13.00 Taxes: $259.00
20201204-0141227

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3133

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of December, 2020

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12-15-2021 COUNTY OF WILLIAMSON

Notary Public

Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Build Trust Homes 147 Una Recreation Road Nashville, TN 37217	New Owner	135-07-0-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Prime Cuts Construction, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cordelia C. Nwozo

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 2 on the Plan of Recreation View of record in Plat at Instrument No. 20080909-0092201, 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 Prime Cuts Construction, LLC, a Tennessee Limited Liability Company by Warranty deed from Pedro Tamayo, a single person of record in Instrument No. 20191219-0130988 Register's Office for Davidson County, Tennessee, dated December 12, 2019 and recorded on December 19, 2019.

Being also known as 147 Una Recreation Road Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 147 Una Recreation Road, Nashville, TN 37217

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

Dated this the 2nd day of December, 2020.

Prime Cuts Construction, LLC, a Tennessee Limited Liability Company

By: _____
Rhonda Jernigan, Owner

STATE OF TN
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rhonda Jernigan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon her oath acknowledged herself to be the Owner of Prime Cuts Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor and that as such Owner, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company.

Witness my hand on this the 2nd day of December, 2020.

_____
Notary Public Debora Lea
My Commission Expires: 11/27/2021

DEBORA LEA
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY