Karen Johnson Davidson County
Batch# 529476 DEEDWARR
12/10/2020 12:17:30 PM 4 pgs
Fees: $23.00 Taxes: $684.50
20201210-0144625

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 24 day of November, 2020.

Notary Public

My commission expires: 9.13.22

KATRINA WALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Arielle A. Tookes	**American Financial Network,**	**163050B12900CO**
5170 Hickory Hollow Parkway #511	10 Pointe Drive Suite 330	
Antioch, TN 37013	Brea, CA 92821	

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 ACKNOWLEDGE, WE,

Ranithia Marie Settles individually and as the Executrix of the Estate of Samuel Prime III, Anita Yvette Russell, Michael Erick Prime, and Mary Helen Prime-Lawrence

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Arielle A. Tookes, unmarried woman

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 all of Townhome Number 129, Plan of Phase III, Mill Park, formerly Hickory Hollow Townhomes, according to plat and survey of same appearing of record in Instrument No. 20021015-0126630, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Samuel Prime, an unmarried person, by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, dated December 19, 2003, of record in Instrument No. 20031229-0182807, Register's Office for Davidson County, Tennessee. Samuel Prime (aka Samuel Prime, III) died testate March 18, 2020, and by his Last Will and Testament, probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Docket No. 20P740, devised subject property to Ranithia Marie Settles, Anita Yvette Russell, Michael Erick Prime, and Mary Helen Prime-Lawrence, the grantors herein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 5170 Hickory Hollow Parkway #511, 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 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 in 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.

Ranitha Marie Settles Date: 11/23/2020
Ranithia Marie Settles Executrix of the Estate of Samuel Prime III

Ranitha Marie Settles Date: 11/23/2020
Ranithia Marie Settles, Executrix of the Estate of Samuel Prime III

Anita Yvette Russell Date: 11/23/2020
Anita Yvette Russell

Michael Erick Prime Date: 11/23/2020
Michael Erick Prime by Ranitha Marie Settles, attorney in fact

Mary Hellen Prime-Lawrence Date: 11/23/2020
Mary Hellen Prime- Lawrence by Ranithia Marie Settles, attorney in fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ranithia Marie Settles and Anita Yvette Russell, and Michael Erick Prime the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of November, 2020.

MICHELLE CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES OCTOBER 2, 2023

NOTARY PUBLIC

My Commission Expires: 10/2/2023

STATE OF Tennessee
COUNTY Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Ranithia Marie Settles**, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of **Mary Helen Prime- Lawrence**, and is authorized by them to execute this instrument on their behalf by virtue of a Specific Durable Power of Attorney recorded in Book ___*____, Page _____, in said Register's Office. *202012100144624

Witness my hand and official seal at office, this 23 day of November 2020

Notary Public

My Commission Expires: 10/2/2023

MICHELLE CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES OCTOBER 2, 2023

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Ranithia Marie Settles** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are **Executrix** of **The Estate of Samuel Prime III** and that they are authorized by **The Estate of Samuel Prime III** to execute this instrument on its behalf.

Witness my hand this 23 day of November, 2020.

Notary Public

My commission expires: 10/2/2023

MICHELLE CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES OCTOBER 2, 2023

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY