THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201231954**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,950,000.00. Affiant Subscribed and sworn to before me, this 16th day of December, 2020. Notary Public My Commission Expires: 7.5.20

Karen Johnson Davidson County
Batch# 537195 DEEDWARR
12/17/2020 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $7,215.00
20201217-0149587

MELONIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey Mobley Trustee PO Box 120715 Nashville, TN 37212	New Owner	Tax Parcel ID No. 117 04 0 327.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Primrose Development, LLC, a Tennessee limited liability company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Mobley, Trustee of The 1800 Primrose Avenue Revocable Trust, dated December 16, 2020.** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 58 of Belmont Terrace, as of record in Book 421, Page 101, Register's Office for said County.

Beginning at an iron pin in the Northerly margin of Primrose Avenue at the Southeast corner of the tract that was conveyed to James E. Adams by Deed from James T. Patterson and wife, in Book 2877, Page 316, said Register's Office, being the corner of Lots 57 and 58; thence with the line between said lots, Northeasterly 91.4 feet to a point; continuing with Adams' line, leaving the line between Lots 57 and 58, Northeasterly 71 feet to a point in the Southerly margin of an alley 22 feet East of the corner of Lots 57 and 58; thence with the margin of said alley; Southeasterly 58 feet to the Westerly margin of Brightwood Avenue; thence with the margin of same, Southwesterly 144.8 feet to the beginning of a curve; thence around said curve, Southwesterly having a radius of 20 feet, to a point in the Northerly margin of Primrose Avenue; thence with the margin of same, Northwesterly 23.4 feet to the beginning.

Being the same property conveyed to Primrose Development, LLC., a Tennessee limited liability company, by Warranty Deed from Glen Harness and Brenda C. Harness, husband and wife, of record in Instrument no. 20190618-0058450, in the Register's Office of Davidson County, Tennessee, dated June 14, 2019 and recorded on June 18, 2019.

Being the same property conveyed to Glen Harness and wife, Brenda C. Harness, by QuitClaim Deed from Brenda C. Lender, n/k/a Brenda C. Harness, married, of record in Instrument no. 20030310-0031333, in the Register's Office of Davidson County, Tennessee, dated February 13, 2003 and recorded on March 10, 2003.

Being the same property conveyed to Brenda C. Lender, by RTC Special Warranty Deed from Resolution Trust Corporation, as receiver for Gibraltar Savings F.A., of record in Book 8607, Page 527, in the Register's Office of Davidson County, Tennessee, dated March 31, 1992 and recorded on April 22, 1992.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belmont Terrace, as recorded in Plat Book 421, Page(s) 101.

Easement recorded in Instrument No. 20150918-0094782.

This is improved property located at 1800 Primrose Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2020.

Primrose Development, LLC.

By: _____, Agent
Will Chapman, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of Primrose Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent

Witness my hand and official seal, at office in Nashville, Tennessee, this 16th day of December, 2020.

_____
Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, AshLee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

AshLee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022