Karen Johnson Davidson County
Batch# 549808 DEEDWARR
01/08/2021 09:53:25 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20210108-0003836

This Instrument Prepared B **...MAP/GROUP/PARCEL 09401010600**
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

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

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, **OLEY INC.** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **PRESTIGE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** "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 Lot No. 114, on the Plan of Payne, Blakemore & Cummings Addition, as shown by plat appearing of record in Book 57, page 70, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to J.C. Clark and wife Margaret T. Clark, by Cash Deed from George Romney, Secretary of Housing and Urban Development, dated December 12, 1972, appearing of record in Book 4664, page 678, of the Register's Office of Davidson County, Tennessee.The said J.C. Clark predeceased his wife, leaving said property to Margaret T. Clark, as surviving tenant. The said Margaret T. Clark having since died on July 26, 2020, and per her Last Will and Testament on file in the Probate Court for Davidson County, Tennessee, left said property to her grandson, Daniel J. Harris.

BEING the same property conveyed to Oley, Inc. by Warranty Deed from Daniel J. Harris and wife, Christy Harris, of record in Instrument Number 20210108-0003835, Register's Office for 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 600 S 14th St, Nashville, TN, 37206.

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 2021 real property taxes which have bprorated between the parties and are assumed by the Grantee(s).

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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.

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 4 day of January, 2021.

Oley, Inc.
By: Kris M. Oliver, President

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State,Kris M Oliver, President of Oley, Inc., 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 by signing his name as President.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 4 day of January, 2021.

NOTARY PUBLIC

KAYLA L DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-15-2021 RUTHERFORD COUNTY

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00 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 5 day of January, 2021.

NOTARY PUBLIC

KAYLA L DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-15-2021 RUTHERFORD COUNTY

My Commission Expires: _____

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