Karen Johnson Davidson County
Batch# 585977 DEEDWARR
03/05/2021 01:31:30 PM 4 pgs
Fees: $23.00 Taxes: $2,312.50
20210305-0029374

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of February, 2021.

Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
BLKM Investments, LLC	New Owner(s)	08-03-2H-002.00-CO, 08-30-32F-001.00-CO, 08-30-32F-002.00-CO, 08-30-032G-001.00-CO & 08-30-032G-002.00-CO
749 Plantation Way		
Gallatin, TN 37066		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PRIME NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLKM INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1406 Riverside Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200814-0091159, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Land situated in Davidson County, Tennessee, being Units A and B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1408 Riverside Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190502-0041233, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. (This parcel was later assigned an address of 1410 Riverside Drive, making the Declaration name not match the address).

Land situated in Davidson County, Tennessee, being Units A and B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1410 Riverside Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190502-0041220, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. (This parcel was later assigned an address of 1408 Riverside Drive, making the Declaration name not match the address).

Being a portion of the same property conveyed to JDF Premium Investments, LLC, a Georgia limited liability company by Warranty deed from Svend Dahl Thomsen and wife, Rita A. Huffer of record in Instrument No. 20180423-0037712 Register's Office for Davidson County, Tennessee, dated April 17, 2018 and recorded on April 23, 2018.

Being a portion of the same property conveyed to Prime Nashville, LLC by Warranty deed from JDF Premium Investments, LLC of record in Instrument No. 20190502-0041232 Register's Office for Davidson County, Tennessee, dated April 16, 2019 and recorded on May 2, 2019.

Being also known as 1410 A and B Riverside Dr. Nashville, TN 37206.

Being a portion of the same property conveyed to JDF Premium Investments, LLC, a Georgia limited liability company by Warranty deed from David Knudtson of record in Instrument No. 20180423-0037711 Register's Office for Davidson County, Tennessee, dated April 17, 2018 and recorded on April 23, 2018.

Being a portion of the same property conveyed to Prime Nashville, LLC by Warranty deed from JDF Premium Investments, LLC, a Georgia limited liability company of record in Instrument No. 20190502-0041219 Register's Office for Davidson County, Tennessee, dated April 12, 2019 and recorded on May 2, 2019.

Being also known as 1408 A & B Riverside Drive Nashville, TN 37206.

Being a portion of the same property conveyed to JDF Premium Investments, LLC, a Georgia limited liability company by Warranty deed from Svend Dahl Thomsen and wife, Rita . Huffer of record in Instrument No. 20180423-0037712 Register's Office for Davidson County, Tennessee, dated April 17, 2018 and recorded on April 23, 2018.

Being a portion of the same property conveyed to Prime Nashville, LLC by Warranty deed from JDF Premium Investments, LLC, a Georgia limited liability company of record in Instrument No. 20190502-0041240 Register's Office for Davidson County, Tennessee, dated April 12, 2019 and recorded on May 2, 2019.

Being also known as 1406B Riverside Drive Nashville, TN 37206.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1406B, 1410A, 1410B, 1408A & 1408B Riverside Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of February, 2021.

Prime Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Jarred McNeal, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Prime Nashville, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 19th day of February, 2021.

_____
Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
NOTARY PUBLIC
TENNESSEE
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

