Karen Johnson Davidson County
Batch# 588649 DEEDWARR
03/10/2021 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20210310-0031426

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

MAP/GROUP/PARCEL 16202018200

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Landon Brett Williams
5049 Colemont Drive
Antioch, Tn 37013

SEND TAX BILLS TO:
Guaranteed Rate Inc
1806 W Cuyler Ave
Suites 1W, 2E & 2W
Chicago IL 60613

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, **PRESTIGE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **LANDON BRETT WILLIAMS, A SINGLE MAN,** "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. 205, on the Plan of Colewood Acres, Section 3, as of record in Book 4175, page 45, Register's Office of Davidson County, Tennessee.

Said Lot No. 205 fronts 73.50 feet on the northwesterly side of Colemont Drive and runs back 229.9 feet on the southerly line and 280.2 feet on the northerly line to a line in the rear which measures 105.36 feet thereon.

BEING the same property conveyed to Prestige Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Oley, Inc, a Tennessee corporation, dated July 9, 2020, appearing of record in Instrument No. 20200803-0085238, of the Register's Office of 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 5049 Colemont Dr., Antioch, TN, 37013.

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 been prorated between the parties and are assumed by the Grantee(s).

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.

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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 23 day of February, 2021.

Prestige Holdings, LLC

BY: _____

Kayla Dodd
Authorized signatory

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, a Notary Public, personally appeared Kayla Dodd, Authorized Signatory of **Prestige Holdings, LLC. as per Declaration of Authorized Signatory of Record in Record Book 1996, Page 2395, Register's Office for Wilson County, Tennessee** which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Authorized Signatory, of Prestige Holdings, LLC.,** the within named bargainor, and that she as such **Authorized Signatory**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Prestige Holdings, LLC.**, by herself as **Authorized Signatory** .

WITNESS MY HAND AND OFFICIAL SEAL at office this the 23 day of February, 2021.

Stacie A. Thomas
NOTARY PUBLIC

STACIE A. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 01-19-25 RUTHERFORD COUNTY

My Commission Expires: 1-19-2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is$379, 900.00which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
AFFIANT

Sworn to and subscribed before me this 1 day of March, 2021.

Emily Dudley
NOTARY PUBLIC

My Commission Expires: 09-02-2024

EMILY MORGAN DUDLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

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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

