Karen Johnson Davidson County
Batch# 616273 DEEDWARR
04/16/2021 10:25:14 AM 2 pgs
Fees $13.00 Taxes: $1,553.63
20210416-0050996

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

MAP/GROUP/PARCEL 09205031800

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Brent S. Katwitch
3214 Torbett St.
Nashville, Tn 37209

SEND TAX BILLS TO:

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 **BRENT S. KATWITCH, 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 the west twenty-four (24) feet of Lot 54 and the east fifteen (15) feet of Lot 55, on the Plan of G.E. Jackson's Subdivision of the Marable Tract, as shown by plat appearing of record in Book 161, page 86, of the Register's Office of Davidson County, Tennessee. Said west 24 feet of Lot 54 and east 15 feet of Lot 55 front together 39 feet on the north side of Murray Street, now known as Torbett Street, and being part of the land conveyed to Goodloe Lindsey by deed of George H. Jackson, May 2, 1899 of record in Book 235, page 362, in said Register's Office.

BEING the same property conveyed to Prestige Holdings, LLC, by Warranty Deed from Michael Redmond, dated November 19, 2020 appearing of record in Instrument No. 20201124-0137754, 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 3214 Torbett St., Nashville, TN, 37209.

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 14 day of April, 2021.

Prestige Holdings, LLC

BY: _____

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 14 day of April, 2021.

NOTARY PUBLIC

BREANNA LAUX STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 12-12-2022 RUTHERFORD COUNTY

My Commission Expires: 12-12-2022

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $419,900.00 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 14th day of April, 2021.

NOTARY PUBLIC

JENNA LYN PREBLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 9, 2023

My Commission Expires: _____

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