NEW OWNER:
Premier Real Estate Development
& Investments Group, LLC
4088 Barnes Cove Dr
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-457

MAP & PARCEL
061-11-0-189

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 618758 DEEDWARR
04/20/2021 11:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20210420-0052788

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($425,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TBC Development, LLC, a Tennessee Limited Liability Company** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Premier Real Estate Development & Investments Group, LLC, a Tennessee Limited Liability Company** ("Grantees"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 122 on the Plan of Eastdale Place of record in Plat Book 547, Pages 29 and 30, in the Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning on the Southerly margin of Eastdale Avenue at a point 50 feet West of the corner of Lot Nos. 122 and 123, said point being the Northwest corner of the property conveyed to Edward L. Douglas and wife, by deed from George Leonard Price, Jr., of record in Book 846, Page 378, in the Register's Office for Davidson County, Tennessee; thence with said Douglas' Westerly line Southwardly 170 feet to the Northerly line of Lot No. 121; thence with said line Westwardly 34 feet 4 inches to the Easterly line of the right-of-way of the Nashville and Gallatin Interurban Railway, now abandoned; thence with said right-of-way Northerly 175 feet to the Southerly margin of Eastdale Avenue; thence with said avenue Eastwardly 74 feet 4 inches to the point of beginning.

Being the same property conveyed to TBC Development, LLC, a Tennessee Limited Liability

Company by Quitclaim Deed from TBC Development, LLC, a Tennessee Limited Liability Company and Phillip Taylor and Reginald McKeever in Instrument No. 20200618-0064419, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to TBC Development, LLC, a Tennessee Limited Liability Company and Phillip Taylor and Reginald McKeever by Quitclaim Deed from TBC Development, LLC, a Tennessee Limited Liability Company in Instrument No. 20190731-0075625, Register's Office for Davidson County, Tennessee. Being also the same property conveyed to TBC Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from UP Top Investments, LLC, a Tennessee Limited Liability Company in Instrument No. 20170607-0056916, Register's Office for Davidson County, Tennessee.

An Order for Default Judgment & Quieting Title was issued in the Chancery Court for Davidson County, Tennessee, Docket #: 20-932-II

This is IMPROVED property also known as 1100 Eastdale Ave., Nashville, TN 37216

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 15th day of April, 2021.

TBC Development, LLC,
a Tennessee Limited Liability Company

By: _____
Todd A. Tressler, II, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Todd A. Tressler, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is an Authorized Agent of, TBC Development, LLC the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 15th day of April, 2021.

_____
NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER R. THRASHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202104200052788

****

The actual consideration or value, whichever is greater, for this transfer is $**425,000.00**.

AFFIANT

Sworn to and subscribed to before me this 15th day of April, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 TENNESSEE

County of WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731