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

**MAP/GROUP/PARCEL 08115009900**

**From Information Furnished by the Parties.**

**NAME & ADDRESS OF NEW OWNER**
**Prestige Holdings, LLC**
**426 Cobblestone Way**
**Mt. Juliet, Tn 37122**

Karen Johnson Davidson County
Batch# 621288 DEEDWARR
04/23/2021 08:37:39 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20210423-0054392

**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, **RAYMOND UFFORD AND MARY UFFORD, HUSBAND AND WIFE,** "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. 18, on the Plan of S.A. Champion's Subdivision, as shown by plat appearing of record in Book 161, page 132, 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 Raymond Ufford and Mary Ufford, by Warranty Deed from James Walker, dated October 13, 2015, appearing of record in Instrument No. 20151023-0107969, 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 1417 21st Ave. N., Nashville, TN, 37208.

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 ___ day of 4-19, 21.

Mary Ufford
**Mary Ufford**

Raymond Ufford
**Raymond Ufford**

ALABAMA
STATE OF ~~TENNESSEE~~ )
MARSHALL )
COUNTY OF ~~RUTHERFORD~~ )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mary Ufford and Raymond Ufford, 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.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 19 day of April, 2021.

Barbara A. Turner
NOTARY PUBLIC

My Commission Expires: STATE OF ALABAMA NOTARY PUBLIC BARBARA A. TURNER My Commission Expires July 7, 2024

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary Ufford
AFFIANT

Sworn to and subscribed before me this 19 day of April, 2021.

Barbara A. Turner
NOTARY PUBLIC

My Commission Expires: STATE OF ALABAMA NOTARY PUBLIC BARBARA A. TURNER My Commission Expires July 7, 2024

BARBARA A TURNER NOTARY PUBLIC ALABAMA STATE AT LARGE

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