# WARRANTY DEED

Karen Johnson Davidson County
Batch# 657059 DEEDWARR
06/15/2021 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $307.10
20210615-0080716

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/28/25

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Shandira Edgecombe | Pinnacle Bank | 133150a10500co |
| (NAME) | (NAME) | |
| 320 Welch Road, R3 | 150 3rd Ave S #1000 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Nash., TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Prime Investments LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shandira Edgecombe, unmarried woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit R-3 of Pagoda condominiums created under Title 66, Chapter 27, Section 101 et seq, as amended, Tennessee code annotated and established by Master Deed of record in Book 6111, page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said master deed. Reference is hereby made to the plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Prime Investments, LLC, by deed of record in Instrument No. 20210505-0060105, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 320 Welch Road, R3, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 11th day of June, 2021.

Prime Investments, LLC

By: _____ 06/10/21
Lokman Rashid, MEMBER

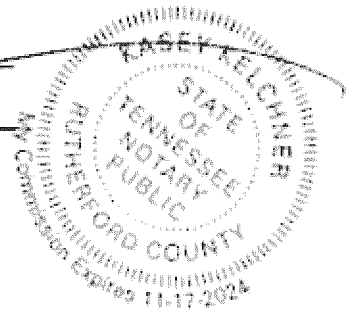
State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Lokman Rashid 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 MEMBER of Prime Investments, LLC and that as he/she as such MEMBER executed the foregoing instrument for the purposes therein contained, by signing the name of Prime Investments, LLC, by himself/herself as MEMBER.

WITNESS my hand and seal this 11th day of June, 2021.

_____
Notary Public
My Commission Expires: _____

File No.: 15624



# TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY