aren Johnson Davidson County
itch# 663734 DEEDWARR
06/24/2021 10:23:49 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20210624-0085599

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-88-VRES-21600

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

MAP/GROUP/PARCEL 09401010600

NAME & ADDRESS OF NEW OWNER:
Ronald Barton
600 S. 14th St.
Nashville, Tn 37206

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, **PRESTIGE HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **RONALD BARTON, AN UNMARRIED 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. 114, on the Plan of Payne, Blakemore & Cummings Addition, as shown by plat appearing of record in Book 57, page 70, 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 Prestige Holdings, LLC, a Tennessee limited liability company. by Warranty Deed from Oley, Inc, dated 1/4/2021, appearing of record in Instrument Number 20210108-0003835, of Register's Office for 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 600 S 14th Street, Nashville, TN, 37206.

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 June, 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 14 day of June, 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 $425,000.00 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 15th day of June, 2021.

_____
NOTARY PUBLIC

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

My Commission Expires: 3-3-2025

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