Karen Johnson Davidson County
Batch# 669803 DEEDWARR
07/01/2021 02:26:30 PM 4 pgs
Fees: $23.00 Taxes: $444.00
20210701-0089523

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215283

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $120,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Porshia Cortina
Affiant

Sworn to and subscribed before me this 25th day of June, 2021.

Notary Public
My Commission Expires: 6-25-22

SHAHZAAD A. AUSMAN
Notary Public - California
Los Angeles County
Commission # 2270699
My Comm. Expires Dec 13, 2022

WARRANTY DEED

THIS INDENTURE, made this 25th day of June, 2021, among:

BRUCE ROSE AND PORSHIA CORTINA, AS JOINT TENANTS WITH THE SPECIFIC RIGHT OF SURVIVORSHIP

their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

PRIME INVESTMENTS, LLC

their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 12A on the Plan of Section 3, Dreamland Estates Southeast of record in Plat Book 5200, Page 649 and amended in Book 6250, page 488, and Corrected by Surveyors Certificate of Correction of Record in Book 8418, page 637, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bruce Rose and Porshia Cortina as joint tenants with the specific right of survivorship by Warranty deed from Harold F. Morris of record in Instrument No. 20040407-0039355 Register's Office for Davidson County, Tennessee, dated March 31, 2004 and recorded on April 7, 2004.

Being also known as 722 Ridgeview Court Antioch, Tennessee 37013.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Bruce Rose

State of California
County of Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Bruce Rose, the within named bargainor(s), ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June, 2021.

Notary Public
My Commission Expires: 4-30-2025

THERESA M. KELLY
Notary Public - California
Los Angeles County
Commission # 2353672
My Comm. Expires Apr 30, 2025

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Porshia Cortina

State of California
County of Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Porshia Cortina, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June, 2021.

Notary Public
My Commission Expires: Dec 13, 2022

SHAHZAAD A. AUSMAN
Notary Public - California
Los Angeles County
Commission # 2270699
My Comm. Expires Dec 13, 2022

Owner Name & Property Address:

Name: Prime Investments, LLC
Address: 722 Ridgeview Court
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Prime Investments, LLC
Address: 722 Ridgeview Court
City, State, Zip: Antioch, TN 37013

Tax ID: 173-01-0-212.00

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/1/2021.

Date

Affiant Signature

7/1/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of July, 2021.

Notary's Signature

My Commission Expires: 4/27/2025
Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON