WARRANTY DEED

VICTORIA V. BUCKNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 05-05-25

(AFFIX SEAL)

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
Stephen Mark Turner Jr. Emily Carter Turner	Guaranty Home Mortgage Corporation	13303014800
(NAME)	(NAME)	
112 Vaden Drive	525 Tribble Gap Rd #1339	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cummings GA 30028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 715939 **DEEDWARR**
09/15/2021 10:15:44 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20210915-0123671

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, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stephen Mark Turner Jr. and Emily Carter Turner,** husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Glencoe Acres, Section II, of record in Book 1835, Page 136, 137 and 138, Register's office for said County, more particulary described as follows:

Said Lot fronts 82 feet on the northerly side of Vaden Drive and runs back between lines measuring 185.4 feet on the westerly line and 190.9 feet on the easterly line to a dead line in the rear measuring 82.33 feet thereon.

Being the same property conveyed to Prime Investments LLC, by deed of record in Instrument No. 2010304-0028263 and Scriveners Errors Correction Affidavit recorded in Instrument NO. 20210401-0042933, Register's Office for County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 112 Vaden Drive, 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 13th day of September, 2021.

Prime Investments LLC, a Tennessee limited liability company

By: _____ Member 09/13/21
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 to be the MEMBER of Prime Investments LLC, a Tennessee limited liability company and that he as such MEMBER executed the foregoing instrument for the purposes therein contained, by signing the name of Prime Investments LLC, a Tennessee limited liability company by himself as MEMBER.

WITNESS my hand and seal this 13th day of September, 2021.

_____
Notary Public
My Commission Expires: _____

File No.: 15869

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024