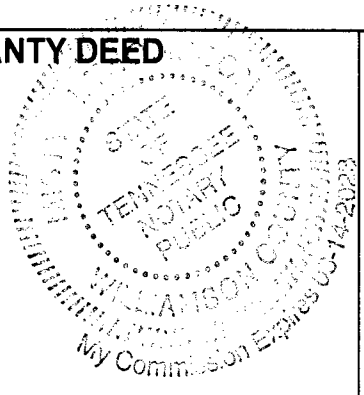
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Prime X Properties, LLC	Prime X Properties, LLC	092-12-0-A-309.00 CO
(NAME)	(NAME)	
584 Overlook Road	584 Overlook Road	
(ADDRESS)	(ADDRESS)	
Fultondale, AL 35068	Fultondale, AL 35068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Shannon L. Pellatiro and husband, Kevin Pellatiro,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Prime X Properties, LLC, an Alabama limited liability company,** 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 NO. 309, STATE HOUSE MANOR, AS SHOWN IN THE MASTER DEED FOR STATE HOUSE HOMEOWNERS ASSOCIATION, OF RECORD IN BOOK 7333, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SHANNON L. PELLATIRO AND HUSBAND, KEVIN PELLATIRO, BY WARRANTY DEED FROM CHARLES EDWARD ROBERTS, JR. AND WIFE, DONNA G. ROBERTS, DATED JUNE 30, 2005, OF RECORD IN INSTRUMENT NO. 20050706-0077760, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 1808 State Street, Unit 309, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 721147 **DEEDWARR**
09/22/2021 08:51:13 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20210922-0127053

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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters shown in Master Deed of record in Book 7333, page 36, amended in Instrument No. 20160504-0043758; Articles of Incorporation/Charter of record in Book 7343, page 409; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 17th day of September, 2021.

Shannon L. Pellatiro

Kevin Pellatiro

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Shannon L. Pellatiro and Kevin Pellatiro, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 17th day of September, 2021.

Notary Public
My Commission Expires: _____

File No.: 34989

