Karen Johnson Davidson County
Batch# 741095 DEEDWARR
10/21/2021 12:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,058.76
20211021-0141482

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $286,150.00.

Affiant

Subscribed and sworn before me this the 19th day of October, 2021.

Notary Public
My commission expires: 2-22-25

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Prime Investment Properties, LLC 3555 Shores Rd. Murfreesboro, TN 3728	Prime Investment Properties, LLC 3555 Shores Road Murfreesboro TN 37128	087-05-0A 136.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BAYSON M. KEES, A MARRIED MAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **PRIME INVESTMENT PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being **Lot No. 164** on the plan of **FARMINGHAM WOODS, PHASE III (incorrectly shown as Phase II on prior deed)**, as shown by plat of record in Plat Book 7900, Page 554, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bayson M. Kees, unmarried, by Warranty Deed from Jess Fairbanks and Carole S. Fairbanks, husband and wife, dated 4/21/2009 and recorded 4/29/2009 in Instrument Number 20090429-0038533, Register's Office for Davidson County, Tennessee.

Hannah Kees, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying her marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS **4064 Farmingham Woods Drive, Hermitage, TN 37076.**

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 18th day of October, 2021.

Bayson M. Kees

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bayson M. Kees, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of October, 2021.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this the 18th day of October, 2021.

Hannah Kees

Hannah Kees

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Hannah Kees, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of October, 2021.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Electronic Document Certification

I, **Susan G. Cox**, 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 October 18, 2021.

Susan G. Cox

Susan G. Cox

Date: 10-19-2021

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me, this the 19th day of October, 2021.

Dawn Adcock

NOTARY PUBLIC

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Susan G. Cox**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 19th day of October, 2021.

Dawn Adcock

NOTARY PUBLIC

My commission expires: 2/22/25

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY