WARRANTY DEED

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 751554 DEEDWARR
11/09/2021 10:11:43 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20211109-0149341

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-8-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc. 3326 Aspen Grove Drive, Sutite 400, Franklin, TN 37067

File No.: 21-CD-492

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
NICHOLAS GRIMSTAD	OWNER	093133E00200
(NAME)	(NAME)	
1213 A Sigler Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NINE HUNDRED FIFTY THOUSAND Dollars And No/100 Dollars ($950,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PRESTIGE PMC, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NICHOLAS GRIMSTAD, AN UNMARRIED MAN, 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 all of Unit A as shown on First Amendment to the Declaration of Covenants, Conditions, and Restrictions for The Modernist Villas at Sigler Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210106-0002957, Register's Office for Davidson County, Tennessee, which amends Exhibit B of the Declaration of Covenants, Conditions and Restrictions for The Modernist Villas at Sigler Street a Horizontal Property Regime of record in Instrument No. 202011250138553, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Prestige PMC, LLC, a Tennessee limited liability company, by Warranty Deed, from Subrina Hill (one in the same as Sabrina C. Hill and Subrina C. Hill), an unmarried woman , dated November 4, 2020, recorded November 6, 2020, of record in Instrument No. 20201106-0130313, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1213 A Sigler Street, Nashville, TN 37203
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 8 day of November, 2021.

Prestige PMC, LLC

BY: _____, Member
Vishnu Jayamohan, Member

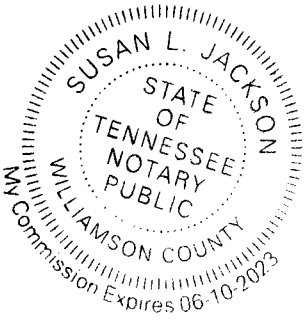
STATE OF TENNESSEE

COUNTY OF Williamson

Before me, a Notary Public of said State and County aforesaid, personally appeared Vishnu Jayamohan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Prestige PMC, LLC the within named bargainor, a limited liability company and that he as such a Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as a Member.

Witness my hand, at office, this 8 day of November, 2021.

_____
Notary Public



My Commission Expires: _____