(1)

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **485,000.00**.
Karen Johnson Davidson County Batch# 767828 **DEEDWARR** 12/06/2021 10:57:50 AM 2 pgs Fees: $13.00 Taxes: $1,794.50 20211206-0161277	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **11/23/2021** Notary Public MY COMMISSION EXPIRES: 1.23.23 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-4200

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane H. Primeaux	Mortgage Investors Group	**090-08-0S-001.00**
(NAME) **638 Annex Avenue**	(NAME) S-200 8320 E. Walker Springs Lane	
(ADDRESS) **Nashville, TN, 37209**	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Fireball 1960 LLC 1 LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diane H. Primeaux,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Units A and B, on the Horizontal Property Regime with Private Elements for Annex Court, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170322-0027968, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Fireball 1960, LLC 1, a Tennessee Limited Liability Company by Deed dated May 23, 2019 from Cornelius Design, LLC, a Tennessee Limited Liability Company, recorded June 10, 2019, in Instrument Number 20190610-0055395, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **638 Annex Avenue, Nashville, TN 37209**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **23rd** day of **November,2021**.

Fireball 1960, LLC An Illinois Limited Liability Company, Inc.

Trustee

Paul J. Galeski of the Paul J. Galeski Revocable Trust, dated September 23, 1999

STATE OF Illinois
COUNTY OF Monroe

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Paul J. Galeski, whom I am personally acquainted and who upon his oath acknowledged himself to be the Trustee of the Paul J. Galecki Revocable Trust dated September 23, 1999, sole member.

WITNESS my hand and official seal this 23rd day of November, 2021.

Ronda R. Franklin
NOTARY

MY COMMISSION EXPIRES: 6-25-2024

RONDA R FRANKLIN
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 25, 2024