Karen Johnson Davidson County
Batch# 771691 DEEDWARR
12/10/2021 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20211210-0164164

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Prime Investment Properties LLC
3555 Shores Road
Murfreesboro, Tennessee 37128

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wildcat Lending Fund Two, LP
4800 Dexter Drive
Plano, Texas 75093

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

Map/Parcel
#98-5-42.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Melissa A. McElroy Richter, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Prime Investment Properties LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING all **of Lot No. 160, Lake Park, Revision of Lots 158, 159 & 160, Section 5**, as shown by plat and survey of record in Book 5060, page 174, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Melissa A. McElroy, an unmarried person, by Warranty Deed dated November 27, 2002, from James R. McElroy, unmarried, of record in Instrument #20021206-0150803, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **5925 New Hope Court, Hermitage, Tennessee 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 GRANTEE, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Billy Everett Richter, the husband of Melissa A. McElroy Richter, joins in this instrument for the purpose of conveying any and all rights he may have in and to said property, marital or otherwise, to the GRANTEE.

WITNESS OUR HANDS, this the **7th** day of **December, 2021**.

Melissa A. McElroy Richter

Melissa A. McElroy Richter

Billy Everett Richter, Jr.

Billy Everett Richter, Jr.

By: Melissa A. McElroy Richter, attorney-in-Fact

Melissa A. McElroy Richter, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Melissa A. McElroy Richter**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who, upon oath, acknowledged that she executed the within instrument as the free act and deed of the said **Billy Everett Richter, Jr.**, the within named bargainor, for the purposes therein contained by virtue of a Limited Durable Power of Attorney duly executed by the said Billy Everett Richter, Jr., and recorded simultaneously herewith in Instrument #_____20211210016416 3_____, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 7th day of December, 2021.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 1/30/2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

x William A. Rose
AFFIANT

Subscribed and sworn to before me on this 7th day of December, 2021.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 1/30/2024

File No. 21116817

Electronic Document Certification

I, **Lisa D. Turner**, 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 December 7, 2021.

Lisa D. Turner

Lisa D. Turner

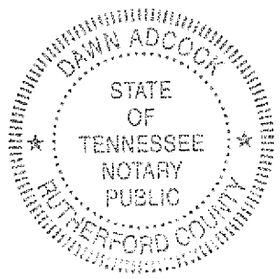
Date: 12/8/2021

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 8th day of December, 2021.

Dawn Adcock

NOTARY PUBLIC



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, **Lisa D. Turner**, 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 8th day of December, 2021.

Dawn Adcock

NOTARY PUBLIC

My commission expires: 2/22/25

