Karen Johnson Davidson County
Batch# 785687 DEEDWARR
01/10/2022 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20220110-0002442

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

ADDRESS NEW OWNER:
Lorraine Amber Krohn
4064 Farmingham Woods Dr.
Hermitage, TN 37076

SEND TAX BILL TO:
Same as Mortgagee

MORTGAGEE:
SWBC
9311 San Pedro Ave, Suite 100
San Antonio, TX 78216

Map/Parcel
#087-05-OA-136.00

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 considerations, the receipt and sufficiency of which are hereby acknowledged, **Prime Investment Properties, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Lorraine A. Krohn, single woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

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 and survey of record in Plat Book 7900, page 554, 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 Prime Investment Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated October 18, 2021, from Bayson M. Kees, a married man, of record in Instrument #20211021-0141482, 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 **4064 Farmingham Woods Drive, 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, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 **29th** day of **December, 2021.**

Prime Investment Properties, LLC,
a Tennessee limited liability company

By: _____ Chief Mgr/Member
William Alan Gauger
Chief Manager and Member

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 **William Alan Gauger**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager and a Member of **Prime Investment Properties LLC, a Tennessee limited liability company**, the within named bargainor, and he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such officer.

WITNESS my hand and official seal this 29th 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 DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $389,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 30th day of December, 2021.

_____
NOTARY PUBLIC

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/7/23

File No. 21126848

True Copy Certification

I, **Kaz Arbogast,** 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 this the 30th day of December, 2021.

Affiant Signature
Date 12/30/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of December, 2021.

Notary's Signature
MY COMMISSION EXPIRES:

