Karen Johnson Davidson County
Batch# 793780 DEEDWARR
01/21/2022 10:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20220121-0008018

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36277-04-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me this 10th day of January, 2022. Notary Public My Commission Expires: 10/2/23

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY CLAIRE H. JENKINS

WARRANTY DEED

Address New Owner: L & S Development, LLC PO Box 90173 Nashville, TN 37209	**Send Tax Bills To:** L & S Development, LLC PO Box 90173 Nashville, TN 37209	**Tax Information:** Map and Parcel No.: 09112004900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Prime One Investments, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **L & S Development, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 800 45th Avenue North, Lots 97 and 99, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of January, 2022.

Prime One Investments, LLC, a Tennessee limited liability company

BY: _____
Milton Pirtle, Managing Member

BY: _____
Karen Pirtle, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Milton Pirtle and Karen Pirtle, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged they are the Managing Member and Secretary, respectively, of Prime One Investments, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and are authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of January, 2022.

_____
Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 97 and 99 of Block "62" on the Map of No. 1 Plan of West Nashville, recorded in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Milton E. Pirtle, Unmarried, by Warranty Deed from Tommy Hardy and wife, Sandra Kay Hardy, of record in Book 7179, Page 561, in the Register's Office of Davidson County, Tennessee, dated March 17, 1987 and recorded on March 25, 1987.

Being part of the same property conveyed to Prime One Investments, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Milton E. Pirtle and Karen K. Pirtle, of record in Instrument No. 20140305-0018475, in the Register's Office of Davidson County, Tennessee, dated March 04, 2014 and recorded on March 05, 2014.

This conveyance is made subject to:

1. 2022 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plat Book 57, Page(s) 74-75, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 1/10/22

GEORGE E. MUDTER, JR.
Dated 1/10/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 1/10/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

