(1)

**This Instrument Prepared By:**
**KRIS OLIVER, Attorney**
**Advance Title of Murfreesboro, Inc.**
**220 N. Spring Street**
**Murfreesboro, Tennessee 37130**

**From Information Furnished by the Parties.**

**MAP/GROUP/PARCEL 08115009900**

**NAME & ADDRESS OF NEW OWNER:**
**Seth Keegan Morris**
**1417 21st Avenue N**
**Nashville, Tn 37208**

**SEND TAX BILLS TO:**
1303 A 61st Avenue N.
Nashville, TN 37209

# WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **PRESTIGE HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **SETH KEEGAN MORRIS, AN UNMARRIED MAN,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Lot No. 18, on the Plan of S.A. Champion's Subdivision, as shown by plat appearing of record in Book 161, page 132, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Prestige Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Raymond Ufford and Mary Ufford, dated April 19, 2021, appearing of record in Instrument No. 20210423-0054392, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1417 21st Ave. N, Nashville, TN, 37208.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

---------- [Space Below This Line For Recording Data] ----------

Karen Johnson Davidson County
Batch# 807016 DEEDWARR
02/17/2022 08:12:19 AM 2 pgs
Fees: $13.00 Taxes: $2,516.00
20220217-0018321

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 14 day of February, 2022.

**Prestige Holdings LLC**

**BY:** _____
**Kayla Dodd, Authorized Signatory**

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

Before me, a Notary Public, personally appeared Kayla Dodd, Authorized Signatory of **Prestige Holdings, LLC. as per Declaration of Authorized Signatory of Record in Record Book 1996, Page 2395, Register's Office for Wilson County, Tennessee** which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Authorized Signatory, of Prestige Holdings, LLC.,** the within named bargainor, and that she as such **Authorized Signatory**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Prestige Holdings, LLC.**, by herself as **Authorized Signatory** .

WITNESS MY HAND AND OFFICIAL SEAL at office this the 14 day of February, 2022.

_____
NOTARY PUBLIC

BREANNA LAUX
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 12-12-2022
RUTHERFORD COUNTY

My Commission Expires: 12-12-2022

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $680,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 14th day of February, 2022.

_____
NOTARY PUBLIC

GEORGETTE R. KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 01-06-25

---------- [Space Below This Line For Recording Data] ----------