Karen Johnson Davidson County
Batch# 832980 DEEDWARR
04/01/2022 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,204.74
20220401-0037811

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:
Lauren P. Hohman, et al
110 Rayon Drive
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Map/Parcel
#04405022700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, 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 **Lauren P. Hohman, unmarried, and Jeffry Hohman and Debra Hohman, husband and wife**, hereinafter called the "GRANTEES", their 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 all of **Lot No. 220** of **Map of Rayon City**, as shown by plat and survey of record in Plat Book 843, page 13, 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 November 23, 2021, from Jane Thompson, married, of record in Instrument #20211201-0158612, 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 2022 and subsequent years.

This is **improved** property known as **110 Rayon Drive, Old Hickory, Tennessee 37138.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES 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 GRANTEES, 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.

WITNESS MY HAND, this the **24th** day of **March, 2022.**

Prime Investment Properties, LLC,
a Tennessee limited liability company

By: William Alan Gauger, Chief Mgr.
William Alan Gauger, Chief Manager

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 A. 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 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 24th day of March, 2022.

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 Sumner

The actual value or consideration, whichever is greater, for this transfer is $325,605.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of March, 2022.

NOTARY PUBLIC

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 03/01/2025

File No. 22026932

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/24/2022 (date of document).

Jennifer Russell
Affiant Signature

3/25/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

