This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 13302036600

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Prestige Holdings, LLC
426 Cobblestone Way
Mt Juliet, Tn 37122

SEND TAX BILLS TO:
New Owner

Karen Johnson Davidson County
Batch# 847309 **DEEDWARR**
04/28/2022 02:07:18 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20220428-0049378

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, **JEANNIE M. BEARD, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **PRESTIGE HOLDINGS, LLC,** "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 all of Lot No. 4, on the Plan of McCall Park, as shown by plat appearing of record in Plat 3500, page 86, 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 Jeannie M. Beard, widowed, by Quitclaim Deed from Heirs of the Estate of Kenneth B. Beard, Jeannie M. Beard, Cynthia D Covell and husband Eric Covelll, Kenneth Andrew Beard, Donna J. Beard and Kimberly Errin Beard, dated June 15, 2003, appearing of record in Instrument No. 20030728-0105235, 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 185 McCall Street, Nashville, TN, 37211.

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 is lawfully seized and possessed of said parcel of real estate, and that his/her/their has 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.

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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 25 day of April, 2022.

Jeannie M. Beard

Jeannie M. Beard

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jeannie M. Beard, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 25 day of April, 2022.

NOTARY PUBLIC

KAYLA DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-19-2025 RUTHERFORD COUNTY

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $310,000.00 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 26 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: _____

KAYLA DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-19-2025 RUTHERFORD COUNTY

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