Karen Johnson Davidson County
Batch# 857236 DEEDQC
05/17/2022 01:54:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220517-0056897

State of Tennessee
County of Rutherford
The actual consideration or true value, whichever is greater, for this transfer is $ 0.00 .

Subscribed and sworn to before me, this the 4th day do May, 2022.

Notary: Lora Hortert
My commission expires: 11/17/2024

LORA HORTERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Manning Carroll Law, LLC
Allison Manning-Carroll, Esq.
P.O. Box 282067
Nashville, TN 37228

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO:
Prime C&L Property, LLC 3345 S Mount Juliet Rd. Hermitage, TN 37076	**Same**	**075-06-0-086.00**

QUITCLAIM DEED

PREPARATION OF THIS INSTRUMENT DOES NOT IMPLY ANY REPRESENTATION BY THE PREPARER AS TO THE STATUS OF TITLE OR THE ACCURACY OR COMPLETENESS OF THE LEGAL DESCRIPTION OR AS TO ANY TITLE EXCEPTIONS NOTED OR OMITTED. PREPARER HAS PROVIDED NO TAX ADVICE REGARDING THIS TRANSACTION.

THIS INDENTURE is made the 4th day of May, 2022, **LESA M. PRIME** (hereinafter "Grantor"), and **PRIME C&L PROPERTY, LLC** (hereinafter "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives, and assigns).

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, has bargained, sold, and by these presents does hereby bargain, sell, release, remise, and forever quitclaim unto the said Grantee such of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee:

IN DAVIDSON COUNTY, TENNESSEE:

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $0.00.

Being Lot No. 319 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Plat Boot 3700, Page 23, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles K. Prime and wife, Lesa Prime by J.P. Morgan Chase Bank, National Association by Special Warranty Deed dated August 6, 2012, and recorded in the Register's Office for Davidson County, Tennessee on September 14,2012, in Record Number 20120915-0083659. Charles K. Prime having passed away on August 13, 2020, and whose estate was properly probated in the Chancery Court of Wilson County, Tennessee, Case No. 2020PR364, leaving Lesa Prime as sole owner of this property.

THIS CONVEYANCE IS MADE SUBJECT TO all matters set forth on Exhibit "A."

This is improved property known as 4252 Nepal Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS my hand this 4 day of May, 2022.

Lesa M Prime

LESA M. PRIME

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in the aforementioned county and state, personally appeared Lesa M. Prime, the within named bargainor, 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 of her own free will and for the purposes therein contained.
Witness my hand and seal in ~~Chattanooga~~ Nashville, Tennessee this 4 day of May, 2022.

Notary Public
My Commission Expires: 11-06-2022

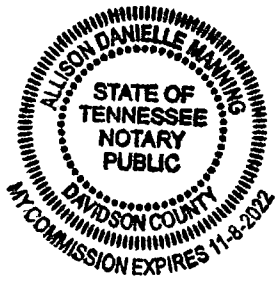


EXHIBIT A

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations, and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and use, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.