Karen Johnson Davidson County
Batch# 857236 DEEDQC
05/17/2022 01:54:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220517-0056898

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**	**075-03-065.00**

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, between **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. 171 on the plan of Tulip Grove, Section Four, as of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles K. Prime and wife, Lesa Prime by Joyce S. Hunley, and Nancy L. Ennis, sole heirs at law of Nina R. Seese, deceased, by Warranty Deed dated September 22, 2009, and recorded in the Register's Office for Davidson County, Tennessee on September 25, 2009, in Record Number 20090925-0089460. 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 the same restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4228, Page 457; easements, covenants, notes, conditions and all matters and notes as shown on the plan of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

This is improved property known as 4468 Baton Rouge 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: 11-08-2022

ALLISON DANIELLE MANNING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022