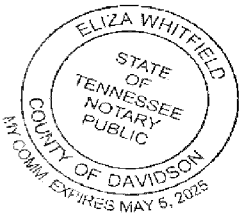
Karen Johnson Davidson County
Batch# 862939 DEEDWARR
05/26/2022 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20220526-0061131

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of May, 2022.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
2800 Torbett, LLC	New Owner(s)	092-10-0-099.00
2800 Torbett Street		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PRIME NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2800 TORBETT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of T. M. Stegers Clifton Pike Subdivision of the Barrow Place of record in Plat Book 421, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amos Jones and wife Roberta Payne Jones by Warranty deed from Willie Henry Brown of record in Book 1467, page 109 Register's Office for Davidson County, Tennessee, dated March 19. 1947 and recorded on March 19. 1947. The said Amos Jones, Sr. having since died May 5, 1999 vesting fee simple title unto his wife, Roberta Payne Jones. The said Roberta Payne Jones having since died August 30, 2014 and Affidavit of Heirship recorded in Instrument No. 20170509-0045982, states Amos Jones, Jr. and Loretta Jones Brown are the only heirs of the estate.

Being the same property conveyed to Dr. Amos Jones, Jr., a single person by Quitclaim deed from Mrs. Loretta Brown and Mr. John Ollie Brown, a married couple of record in Instrument No. 20170512-0047519 Register's Office for Davidson County, Tennessee, dated December 07, 2015 and recorded on May 12, 2017.

Being the same property conveyed to Uptop Investments , LLC, a Tennessee limited liability company by Warranty deed from Dr. Amos Jones, Jr., a married man of record in Instrument No. 20191125-0121220 Register's Office for Davidson County, Tennessee, dated November 21, 2020 and recorded on November 25, 2020.

Being the same property conveyed to Prime Nashville, LLC, a Tennessee limited liability company by Quitclaim deed from Uptop Investments , LLC, a Tennessee limited liability company of record in Instrument No. 20200731-0084457 Register's Office for Davidson County, Tennessee, dated July 06, 2020 and recorded on July 31, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2800 Torbett Street, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of May, 2022.

Prime Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Jarred McNeal, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Prime Nashville, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 19th day of May, 2022.

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 05/23/2022 ____ (date of ~~document~~).

Affiant Signature

05/23/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025