Karen Johnson Davidson County
Batch# 872357 DEEDWARR
06/15/2022 03:42:40 PM 2 pgs
Fees: $13.00 Taxes: $2,912.06
20220615-0068648

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $787,042.60.

Affiant

Subscribed and sworn to before me, this the 13th day of June, 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: |
|---|---|---|
| Prime Nashville, LLC | New Owner(s) | 118-14-0-141.00 |
| 4117 Hillsboro Pike, Ste. 103-315 | | |
| Nashville, TN 37215 | | |

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, **ADAM E. ROSENBERG, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PRIME NASHVILLE, 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. 1 on the Plan of Pleasant Valley Estates Subdivision of Lots Nos. 1 and 2 of record in Plat Book 2330, Page 158, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 front 115 feet on the Easterly side of Pleasant Valley Road and runs Back 200 feet on the North line and 235.6 feet on the South Line to a dead line, measuring 98.5 thereon.

Being the same property conveyed to Jeffrey D. Wilson and Mary Beth Wilson, husband and wife by Warranty deed from Norman Gary Parks, Executor of the Estate of M. Hume Parks of record in Instrument No. 20120817-0073798 Register's Office for Davidson County, Tennessee, dated August 15, 2012 and recorded on August 17, 2012.

Being the same property conveyed to Kent T. Basile, unmarried by Warranty deed from Jeffrey D. Wilson and Mary Beth Wilson, husband and wife of record in Instrument No. 20210304-0028122 Register's Office for Davidson County, Tennessee, dated March 01, 2021 and recorded on March 04, 2021.

Being the same property conveyed to 2K Development, LLC by Quitclaim deed from Kent T. Basile, unmarried of record in Instrument No. 20220301-0023185 Register's Office for Davidson County, Tennessee, dated February 22, 2022 and recorded on March 1, 2022.

Being the same property conveyed to Adam E. Rosenberg by Warranty deed from 2K Development, LLC of record in Instrument No. 20220426-0047917 Register's Office for Davidson County, Tennessee, dated April 15, 2022 and recorded on April 26, 2022.

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 3556 Pleasant Valley Road, Nashville, TN 37204, 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 13th day of June, 2022.

**Adam E. Rosenberg**

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Adam E. Rosenberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14 day of June, 2022.

Notary Public

My Commission Expires:
09/19/24

CHERYL A POCCIA
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in New York County
01PO6348147
MY COMMISSION EXPIRES 09/19/2024