Karen Johnson Davidson County
Batch# 933601 DEEDWARR
10/25/2022 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20221025-0115695

Name and Address of New Owner:
Prime Nashville, LLC
1019 Whites Creek Pike
Nashville, TN 37207

Send Tax Bills To:
Prime Nashville, LLC

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 083-10-0-164

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brian Gainous, a married man** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Prime Nashville, LLC, A Tennessee Limited Liability Company** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described real estate in Davidson County, Tennessee:

Land in the 23rd Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 45 on the Plan of Lockeland, East Nashville, as shown of record in Plan Book 57, Page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 50 feet on the northerly side of Forrest Avenue and extends back between parallel lines 162 1/2 feet to an alley, measuring 50 feet thereon.

Being the same property conveyed to Brian Gainous by deed dated August 31, 2022 from William H. Bowman, recorded September 7, 2022 in Instrument No. 20220907-0100335 in the Register's Office.

Said Margaret Beatrice Rinehart became deceased on June 5, 2018, survive by her son William H. Bowman. Affidavits of Heirship of record on October 06, 2021 in Instrument No. 20211006-0134297, recorded on September 07, 2022 and in Instrument No. 20220907-0100333 and Instrument No. 20220907-0100334.

Being the same roperty conveyed to Ernest E. Rinehart by Deed from Goldman Forkum and wife, Lola Forkum, recorded on July 11, 1968, of record in Book 4250, Page 158 in the Register's Office for Davidson County, TN.
Ernest E. Rinehart died on December 24, 1980 and was survived by his wife, Margaret Beatrice Rinehart.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of October, 2022.

Brian Gainous

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of October, 2022, before me personally appeared Brian Gainous, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of October, 2022.

Notary Signature
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00 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 11th day of October, 2022.

Notary Public
My commission expires:_____
File No. 2022-5330-VM

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 25, 2022 (date of document).

Affiant Signature

October 25, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 25th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023