This Instrument Prepared By:
Watauga Title and Escrow Co., LLC
Thomas I. Bottorff, Attorney-at-Law
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

Karen Johnson Davidson County
Batch# 939709 DEEDWARR
11/09/2022 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20221109-0120245

ADDRESS NEW OWNER:
Elizabeth Galvan Abad et al
5044 McLendon Drive
Antioch, TN 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Community Mortgage, Inc.
262 Robert Rose Drive
Murfreesboro, TN 37129

Map/Parcel
#162-7-107.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Prime Investment Properties, LLC a Tennessee limited liability company**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Elizabeth Galvan Abad and Julio Contreras Hernandez**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of **Lot No. 27, Section One, Colewood Hills**, according to survey and plat of same appearing of record in Plat Book 4300, page 130, in the Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Prime Investment Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated March 1, 2022, from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20220323-0033339, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **5044 McLendon Drive, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND, this the **8th** day of **November, 2022.**

Prime Investment Properties LLC
a Tennessee limited liability company

By: _____ Chief Manager
William Alan Gauger, Chief Manager

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **William Alan Gauger**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of **Prime Investment Properties LLC, a Tennessee limited liability company**, the within named bargainor, and he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such officer.

WITNESS my hand and official seal this 8th day of November, 2022.

_____
Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 1/30/2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $445,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 8th day of November, 2022.

_____
NOTARY PUBLIC

SARA K. CAFFEY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02-24-2026 RUTHERFORD COUNTY

My Commission Expires: _____

File No. 22107156

Certificate of Authenticity

I, Jameika Jones, 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 11/8/2022.

Date

Jameika Jones
Affiant Signature

11/09/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 9th day of November, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)