Karen Johnson Davidson County
Batch# 945813 DEEDWARR
11/29/2022 04:22:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20221129-0125250

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

ADDRESS NEW OWNER:
Prime Investment Properties LLC et al
3959 Shores Rd
Murfreesboro TN 37128

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Map/Parcel
#129150A12000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brian Lee Humburg, a single man,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Prime Investment Properties LLC, a Tennessee limited liability company, a one-half (1/2) undivided interest, and Engauge Properties, LLC, a Tennessee limited liability company, a one-half (1/2) undivided interest,** hereinafter called the "GRANTEE", their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being **Unit 120, Building "G"**, together with the appurtenant interest in the common elements of **Belle Meade Highlands Condominium**, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the **Master Deed** of record in Book 7091, page 302; as amended in Instrument No. 20080424-0042111; Instrument No. 20220520-0058927; and in Instrument No. 20220520-0058928, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan attached as exhibit to said Master Deed, as amended. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Belle Meade Highlands Condominium, provided in said Master Deed, as amended, together with the By-Laws appended thereto, as amended, the aforementioned site-plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Brian Lee Humburg, a single man by Warranty Deed from Karl Michael Frisch, married, dated July 24, 2020, recorded July 29, 2020, of record in Instrument No. 20200729-0083410, 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 **21 Vaughns Gap Road, Unit G-120, Nashville, Tennessee 37205.**

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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 **29th** day of **November, 2022**.

Brian Lee Humburg

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brian Lee Humburg,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of November, 2022.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 1/30/2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of November, 2022.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 1/30/2024

File No. 22117187

Electronic Document Certification

I, **Lisa D. Turner**, 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 November 29, 2022.

Lisa D. Turner

Lisa D. Turner

Date: 11-29-2022

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 29th day of November, 2022.

Dorothy Ann Meeks
NOTARY PUBLIC

My commission expires: 11/17/2024

DOROTHY ANN MEEKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11/17/24

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 29th day of November, 2022.

Dorothy Ann Meeks
NOTARY PUBLIC

My commission expires: 11/17/2024

DOROTHY ANN MEEKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11/17/24

File #22117187