Karen Johnson Davidson County
Batch# 962210 DEEDWARR
01/18/2023 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $773.30
20230118-0004098

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

ADDRESS NEW OWNER:
Robert Russell, Jr. Et ux et al
1601 Muirwood Blvd.
Murfreesboro, TN 37128

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

SEND TAX BILL TO:
Owner

MORTGAGEE:
Easy Street Capital Investments, LLC
201 W. 5th Street, Suite 1100, Office 24
Austin, Texas 78701

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 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, and Engauge 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 **Robert Russell, Jr. and wife, Daniela Russell, a one-half (½) undivided interest, and Keitrick Clark and wife, Michelle Hooge Clark, a one-half (½) undivided interest**, 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:

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, Registers 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 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, by Warranty Deed dated November 29, 2022, of record in Instrument #20221129-0125250, 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 2023 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 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 OUR HANDS, this the **17th** day of **January, 2023.**

Prime Investment Properties, LLC,
a Tennessee limited liability company

By: _____
William A. Gauger, Chief Manager

Engauge Properties, LLC,
a Tennessee limited liability company

By: _____
Christopher Gauger, Managing Member

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 A. 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 17th day of January, 2023.

_____
Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 1/30/2024

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 **Christopher 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 Managing Member of **Engauge Properties LLC, a Tennessee limited liability company**, the within named bargainor, and he as such Managing Member, 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 Managing Member.

WITNESS my hand and official seal this 17th day of January, 2023.

_____
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 $209,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 17th day of January, 2023.

_____
Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 1/30/2024

File No. 23017211

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 January 17, 2023.

Lisa D. Turner

Lisa D. Turner

Date: 1-18-2023

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 18th day of January, 2023.

Dawn Adcock

NOTARY PUBLIC

My commission expires: 2/22/25

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 18th day of January, 2023.

Dawn Adcock

NOTARY PUBLIC

My commission expires: 2/22/25

File #23017211

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY