Karen Johnson Davidson County
Batch# 977640 DEEDWARR
03/07/2023 09:54:30 AM 5 pgs
Fees: $28.00 Taxes: $1,961.00
20230307-0016198

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63041
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Prime Nashville, LLC 4117 Hillsboro Pike Ste 103-315 Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 12906006300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$530,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Leslie F. Vantrease, III, Nancy Glen Vantrease, Mary Lou Vantrease, and Katherine Ann Vantrease, as the heirs-at-law of Mary M. Vantrease, also known as Mary Glen Vantrease, and Leslie Vantrease, III, as Administrator of the Estate of Mary Glen Vantrease**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Prime Nashville, LLC**, a Tennessee limited liability company hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of West Meade Park, Inc., Section One, of record in Book 2900, pages 103 and 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leslie F. Vantrease, Jr. and wife, Mary M. Vantrease, by Warranty Deed from Frances Dickey Fleming Erdelyi, dated August 21, 1968 and recorded on August 21, 1968, of record in Book 4262, page 162, Register's Office for Davidson County, Tennessee. The said Leslie F. Vantrease, Jr. and Mary M. Vantrease have since died with Leslie F. Vantrease, Jr., predeceasing Mary M. Vantrease. By Affidavit of Heirship of record in Instrument No. 20230307-0016102, Leslie F. Vantrease, III, Nancy Glen Vantrease, Mary Lou Vantrease, and Katherine Ann Vantrease were established as the heirs-at-law of Mary M. Vantrease, also known as Mary Glen Vantrease. Letters of Administration were issued to Leslie F. Vantrease, III, in Docket No. 20P662, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Book 2900, pages 103 and 104, said Register's Office, shows an owner's certificate, a 120 foot minimum building setback line from Clearbrook Drive, and a 10 foot easement for public utility purposes along the rear and easterly lines of said lot; AND easement for overhang along the front line of said lot.

This is improved property, known as 6627 Clearbrook Drive, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of March, 2023.

Estate of Mary Glen Vantrease

By: Leslie F Vantrease, III, Administrator
Leslie F. Vantrease, III, Administrator

Leslie F Vantrease, III, heir-at-law
Leslie F. Vantrease, III, heir-at-law

Nancy Glen Vantrease, heir-at-law
Nancy Glen Vantrease, heir-at-law

Mary Lou Vantrease, heir-at-law
Mary Lou Vantrease, heir-at-law

Katherine Ann Vantrease, heir-at-law
Katherine Ann Vantrease, heir-at-law

State of Tennessee

County of Davidson

On this 3rd day of March, 2023, before me the undersigned authority, personally appeared Leslie F. Vantrease, III, as Administrator of the Estate of Mary Glen Vantrease, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H Taylor
Notary

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

My Commission Expires:

State of Tennessee

County of Davidson

On this 3rd day of March, 2023, before me the undersigned authority, personally appeared Leslie F. Vantrease, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



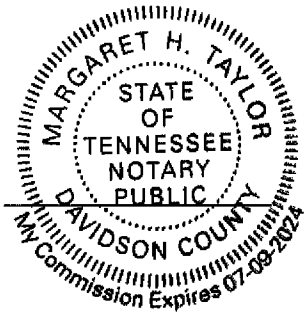
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

On this 3rd day of March, 2023, before me the undersigned authority, personally appeared Nancy Glen Vantrease, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

On this 3rd day of March, 2023, before me the undersigned authority, personally appeared Mary Lou Vantrease, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____



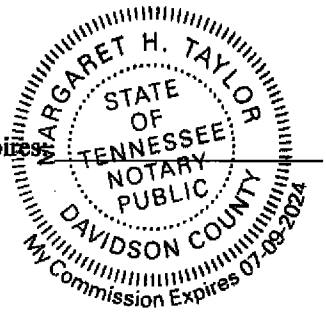
State of Tennessee

County of Davidson

On this 3rd day of March, 2023, before me the undersigned authority, personally appeared Katherine Ann Vantrease, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H. Taylor
Notary

My Commission Expires:



State of Tennessee

County of Davidson

AFFIDAVIT

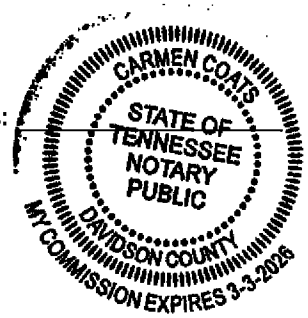
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $530,000.00.

Julie Baily
Affiant

Sworn and subscribed before me this 6th day of March, 2023.

Carmen Coats
Notary

My Commission Expires:



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 March 7, 2023 (date of document).

Affiant Signature

March 7, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of March, 2023.

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

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023