Karen Johnson Davidson County
Batch# 1013020 DEEDWARR
06/08/2023 03:38:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20230608-0043786

# Warranty Deed

| | |
|---|---|
| JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $550,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 5th day of June, 2023.<br>Notary Public<br><br>My commission expires: 9-2-2024 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Prime Nashville, LLC | New Owner(s) | 083-10-0-166.00 |
| 1019 Whites Creek Pike | | |
| Nashville, TN 37207 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TOMMY A. CONNER, A MARRIED INDIVIDUAL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PRIME NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Lockeland, a Subdivision of the Chadwell Home Place of record in Plat Book 57, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 43 fronts 50 feet on the Northerly side of Forrest Avenue, formerly Woodard Street, and runs back between parallel lines 162.5 feet to alley.

Being the same property conveyed to Tommy Conner, a married man by Warranty deed from Judy Twilley Allen of record in Instrument No. 20200706-0072498 Register's Office for Davidson County, Tennessee, dated June 25, 2020 and recorded on July 06, 2020.

Being the same property conveyed to 1615 Forrest LLC, a Tennessee Limited Liability Company by Quitclaim deed from Tommy A. Conner, a married individual of record as Instrument Number 20220105-0002262, Register's Office for Davidson County, Tennessee, dated January 4, 2022 and recorded on January 5, 2022.

Being the same property conveyed to Tommy A. Conner, a mmaried individual, by Quitclaim deed from 1615 Forrest LLC, a Tennessee Limited Liability Company, of record as Instrument Number 20230601-0041335, Register's Office for Davidson County, Tennessee, dated May 19, 2023 2022 and recorded on June 1, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1615 Forrest Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This being investment property only, having never been the personal residence of grantor at any time. Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~5th~~ 2nd day of June, 2023.

Tommy A. Conner

STATE OF California
COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tommy A. Conner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~5th~~ 2nd day of June, 2023.

Notary Public

My Commission Expires: _____

NICOLE E. LEE
Notary Public - California
Alameda County
Commission # 2380658
My Comm. Expires Oct 28, 2025

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ALAMEDA )

On 06/02/23 before me, Nicole E. Lee, Notary Public
(insert name and title of the officer)

personally appeared Tommy A. Conner,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

NICOLE E. LEE
Notary Public - California
Alameda County
Commission # 2380658
My Comm. Expires Oct 28, 2025

202306080043786

## 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 June 8, 2023 (date of document).

Affiant Signature

June 8, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of June, 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