NEW OWNER:
Prime Investment Properties LLC
3555 Shores Road
Murfreesboro, TN 37128

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 23-273

MAP & PARCEL
142-05-0B-076.00-CO

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

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1022361 DEEDWARR
07/03/2023 02:31:30 PM 6 pgs
Fees: $33.00 Taxes: $817.70
20230703-0050997

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED TWENTY ONE THOUSAND AND 00/100 DOLLARS ($221,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Charles Lisle, both Individually and as Co-Administrator of the Estate of Richard Patrick Lisle, deceased, Therese Arbuckle, John Francis Lisle, Mary Katherine Cantrell, Mark Joseph Lisle, Stephanie Jackson, James Lisle, Sr., Ann Casey, Kathleen Rankin, Frank Lisle, Robert Lisle, Lawrence Lisle, Jean Pennington, Joan Lisle, Michael Lisle, and Mary Jane Scruggs, being all of the heirs-at-law of Richard Patrick Lisle, deceased** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Prime Investment Properties LLC, a Tennessee Limited Liability Company** ("Grantees"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Unit No. N-301, together with the carport designated No. N-301-C, and together with the appurtenant common elements of River Plantation, Section Three, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated; and as established by the Master Deed of record in Book 4784, page 464; as amended in Book 5840, page 663, in the Registers Office for Davidson County, Tennessee; and being subject to the provisions and requirements thereof; and the By-Laws for the administration thereof; and an undivided percentage interest in the common areas/elements appurtenant to said unit; and all easements, rights and interest in favor of other unit owners; and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof. Reference is hereby made to the Site-Plan of record in Book 4675, pages 75, 76 and 77; as amended in Book 4675, pages 102, 103, 104 and 105; and in Book 6231, page 156, and the Boundary Plan of record in Book 4460, page 200, said Registers Office, to which site-plan and boundary plan references are hereby made for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Katherine T. Lisle, single by Warranty Deed from Virginia Naylor Martin, single, dated August 5, 1988, recorded August 9, 1988, of record in Book 7622,

page 777, Registers Office for Davidson County, Tennessee. Katherine T. Lisle died testate on January 28, 2006. By the terms of her Last Will and Testament and Codicil thereto of record in Docket No. 06P-267 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, she devised her interest in this property to her son, Richard Patrick Lisle. Richard Patrick Lisle died intestate on August 26, 2022. He was unmarried at the time of his death and had no children. He was survived by 12 siblings namely James Lisle, Sr., Ann Casey, Kathleen Rankin, Frank Lisle, Robert Lisle, Charles Lisle, Lawrence Lisle, Jean Pennington, Therese Arbuckle, Joan Lisle, Michael Lisle and Mary Jane Scruggs, and the children of 3 deceased siblings (John Thomas Lisle, deceased, Benjamin Joseph Lisle, Jr., deceased, and William T. Lisle, deceased) namely John Francis Lisle, Mary Katherine Cantrell, Mark Joseph Lisle and Stephanie Jackson. See Affidavit of Heirship recorded simultaneously herewith.

NOTE: Theresa Arbuckle is one and the same person as Therese Arbuckle.
NOTE: Ann Casey is one and the same person as Margaret Ann Casey and Margaret L. Casey.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29th day of June, 2023

Charles Lisle Indv. And Co-Administrator
Charles Lisle, both Individually and as Co-Administrator of the Estate of Richard Patrick Lisle, deceased

Therese Arbuckle, by Charles Lisle, Attorney-in-Fact
Therese Arbuckle, by Charles Lisle, Attorney-in-Fact, pursuant to Power of Attorney recorded simultaneously herewith

John Francis Lisle by Charles Lisle, Attorney-in-Fact
John Francis Lisle, by Charles Lisle, Attorney-in-Fact, pursuant to Power of Attorney recorded simultaneously herewith

Mary Katherine Cantrell by Charles Lisle, Attorney-in-Fact
Mary Katherine Cantrell, by Charles Lisle, Attorney-in-Fact, pursuant to Power of Attorney recorded simultaneously herewith

Mark Joseph Lisle by Charles Lisle, Attorney-in-Fact
Mark Joseph Lisle, by Charles Lisle, Attorney-in-Fact, pursuant to Power of Attorney recorded simultaneously herewith

Stephanie Jackson, by Charles Lisle, Attorney-in-Fact, pursuant to Power of Attorney recorded simultaneously herewith

James Lisle, Sr., by Charles Lisle, Attorney-in-Fact, pursuant to Power of Attorney recorded simultaneously herewith

Ann Casey, by Charles Lisle, Attorney-in-Fact, pursuant to Power of Attorney recorded simultaneously herewith

Kathleen Rankin, by Charles Lisle, Attorney-in-Fact, pursuant to Power of Attorney recorded simultaneously herewith

Frank Lisle, by Charles Lisle, Attorney-in-Fact, pursuant to Power of Attorney recorded simultaneously herewith

Robert Lisle, by Charles Lisle, Attorney-in-Fact, pursuant to Power of Attorney recorded simultaneously herewith

Lawrence Lisle, by Charles Lisle, Attorney-in-Fact, pursuant to Power of Attorney recorded simultaneously herewith

Jean Pennington, by Charles Lisle, Attorney-in-Fact, pursuant to Power of Attorney recorded simultaneously herewith

Joan Lisle, by Charles Lisle, Attorney-in-Fact, pursuant to Power of Attorney recorded simultaneously herewith

Michael Lisle, by Charles Lisle, Attorney-in-Fact, pursuant to Power of Attorney recorded simultaneously herewith

Mary Jane Scruggs, by Charles Lisle, Attorney-in-Fact, pursuant to Power of Attorney recorded simultaneously herewith

202307030050997

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Charles Lisle**, 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 instrument as the free act and deed of the said **James Lisle, Sr., Ann Casey, Kathleen Rankin, Frank Lisle, Robert Lisle, Lawrence Lisle, Jean Pennington, Therese Arbuckle, Joan Lisle, Michael Lisle, Mary Jane Scruggs, John Francis Lisle, Mary Katherine Cantrell, Mark Joseph Lisle, and Stephanie Jackson**, the within named bargainors, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said **James Lisle, Sr., Ann Casey, Kathleen Rankin, Frank Lisle, Robert Lisle, Lawrence Lisle, Jean Pennington, Therese Arbuckle, Joan Lisle, Michael Lisle, Mary Jane Scruggs, John Francis Lisle, Mary Katherine Cantrell, Mark Joseph Lisle, and Stephanie Jackson**, and recorded simultaneously herewith.

WITNESS my hand and official seal at office this 29th day of June, 2023.

Christen T Rabe
NOTARY PUBLIC

My commission expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Charles Lisle, both Individually and as Co-Administrator of the Estate of Richard Patrick Lisle, deceased**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of June, 2023.

Christen T Rabe
NOTARY PUBLIC

My Commission Expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **221,000.00**.

AFFIANT

Sworn to and subscribed to before me this 29th day of June, 2023.

NOTARY PUBLIC

My commission expires: 1-30-2024

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Electronic Document Certification

I, **Susan G. Cox**, 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 29th, 2023.

Susan G Cox

Susan G. Cox

Date: 7-3-2023

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 3rd day of July, 2023.

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Dawn Adcock
NOTARY PUBLIC

My commission expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Susan G. Cox,** 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 3rd day of July , 2023.

Dawn Adcock
NOTARY PUBLIC

My commission expires: 2/22/25

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File #23057351