WARRANTY DEED

Karen Johnson Davidson County
Batch# 1025746 DEEDWARR
07/13/2023 09:42:55 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20230713-0053618

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-08-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

#116837

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Prime Investments, LLC	NEW OWNER	13302029100
(NAME)	(NAME)	
9840 Sam Donald Road		
(ADDRESS)	(ADDRESS)	
Nolsnsville TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Neil Chaffin and Sandra Chaffin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Prime Investments, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point on the south right of way (R/W) of Chilton Street at the east R/W of an alley;

Thence with the R/W of Chilton Street S 85° 43' 02" E 103.97 to a point;

Thence leaving R/W S 04° 00' 00" W 158.18' to a point on an alley;

Thence with alley N 84° 34' 35" W 27.23' to a point;

Thence N 21° 54' 20" W 175.67' to the point of beginning
Containing 10, 347.79 Sq. Ft. or 0.24 acres

Being the same property conveyed to Neil Chaffin and wife Sandra Chaffin, by deed of record in Book 8466 , Page 397 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 218 Chilton Street, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs 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 my/our hands this 7th day of July, 2023.

Neil Chaffin

Sandra Chaffin

State of Tennessee
County of Davidson

Personally appeared before me Neil Chaffin and Sandra Chaffin, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of July, 2023.

Notary Public
My Commission Expires: _____

File No.: 16837

