Karen Johnson Davidson County
Batch# 1040823 DEEDWARR
08/21/2023 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20230821-0065084

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:
LaVonda Jones
3104 Cooks Ct.
Hermitage, TN 37076

SEND TAX BILL TO:
LaVonda Jones
3104 Cooks Ct.
Hermitage, TN 37076

MORTGAGEE:

_____
_____
_____

Map/Parcel
#109-08-OA-029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Prime Investment 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 **LaVonda Jones, a single woman,** hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No. 29, Final Plat, Cooks Landing Subdivision** of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Prime Investment Properties LLC, a Tennessee limited liability company, by Warranty Deed dated March 29, 2023, from Amy Suzanne Boyd and Michael Len Boyd, wife and husband, of record in Instrument #20230330-0023138, Register's Office for Rutherford 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 **3104 Cooks Court, Hermitage, Tennessee 37076.**

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, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE 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 GRANTEE, her 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 HAND, this the **18th** day of **August, 2023.**

Prime Investment Properties LLC,
a Tennessee limited liability company

By: _____, Authorized Agent
Christopher Gauger, Authorized Agent

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 an Authorized Agent for **Prime Investment Properties LLC, a Tennessee limited liability company**, the within named bargainor, and he as such Authorized Agent, 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 Authorized Agent.

WITNESS my hand and official seal this 18th day of August, 2023.

_____
Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 1/30/2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $565,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 18 day of August, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

File No. 23057353

Certificate of Authenticity

I, Holly A Mason, 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 8/18/23.

Affiant Signature

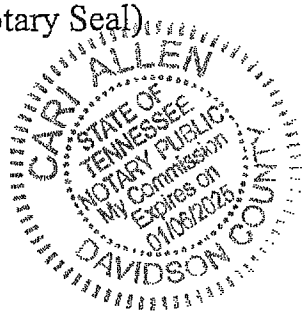
8/18/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 18 day of August, 2023

Notary's Signature

(Notary Seal)



My Commission Expires: 1-6-25