Karen Johnson Davidson County
Batch# 1041913 DEEDWARR
08/23/2023 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20230823-0065979

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

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

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Map/Parcel
#135-08-0A-717.00 CO

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Blayne J. Fender, a single man,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Prime Investment Properties LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors 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 a **Unit 717** on the **Plan of Nashboro Village Nineteen Condominium, a Horizontal Property Regime** established by Master Deed of record in Book 5333 page 957, Register's Office for Davidson County, Tennessee, said Unit is depicted on Tract #19 Site Plan Nashboro Village Nineteen Condominium of record in Plat Book 5200, page 80, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Nashboro Village Nineteen Condominium, a Horizontal Property Regime, the Bylaws filed as Exhibit "C", appended thereto to said Master Deed are incorporated herein by reference and made a part hereof the same as though copied herein, together with an interest in the common elements appurtenant to said unit as set forth in Exhibit "B" of said Master Deed.

Being the same property conveyed to Blayne J. Fender, a single man, by Warranty Deed dated September 21, 2015, from Angela Phay, a single woman, of record in Instrument #20150924-0097135, Register's Office for Davidson 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 **717 Longhunter Court, Nashville, Tennessee 37217.**

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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 **23rd** day of **August, 2023.**

Blayne J. Fender

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Blayne J. Fender,** 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of August, 2023.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 1/30/2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $110,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of August, 2023.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 1/30/2024

File No. 23087406

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Electronic Document Certification

I, **Lisa D. Turner**, 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 August 23, 2023.

Lisa D. Turner

Lisa D. Turner

Date: 8-23-2023

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 23rd day of August, 2023.

Susan G. Cox

NOTARY PUBLIC

My commission expires: 07-01-2025

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner,** 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 23rd day of August , 2023.

Susan G. Cox

NOTARY PUBLIC

My commission expires: 07-01-2025

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File #23077391