RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

Karen Johnson
Batch # 1080719
12/12/2023 09:27:58 AM
Fees: $13.00 Taxes: $1,794.50

Davidson County
DEEDWARR
2 pgs

20231212-0095609

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $485,000.00

Affiant

BOX 10-A

Subscribed and sworn to before me, this 4th day of December, 2023.

Notary Public
My commission expires:

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

Address of New Owner:	Send Tax Bills to:	Tax Information
Luxury Club LLC 2411 Batavia Street Nashville, TN 37208	Luxury Club LLC P.O. Box 331314 Murfreesboro, TN 37133	092-07-0-206.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monica Thompson, an unmarried woman, and Jose Hurtado, a married man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Luxury Club LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21, of G.W. Ashcraft's Subdivision of Lot 11, of McNairy Tract of record in Book 57, page 59, Register's Office for Davidson County, Tennessee. Said Lot No. 21 fronts 35 feet on the south side of Batavia Street and runs back between parallel lines 110 feet to an alley.

Being the same property conveyed to Monica Pruitt by Warranty Deed from Karen Stewart, being the heir-at-law of Gwendolyn Louise Davis, Antoinette Davis and Sheketha Davis, a/ka/ Sheketha Davis-Trice, being the heirs-at-law of James Ellis Davis, dated July 18, 2022 of record as Instrument No. 20220728-0086325, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Monica Thompson, an unmarried woman, and Jose Hurtado, a married man, by Quitclaim Deed from Monica Thompson, an unmarried woman (formerly known as Monica Pruitt) dated March 31, 2023 of record as Instrument No. 20230425-0030243, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

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 statue therein.

This property is improved property known as 2411 Batavia Street, Nashville, TN 37208.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 4th day of December, 2023.

Monica Thompson

Jose Hurtado

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monica Thompson and Jose Hurtado,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 4th day of December, 2023.

Notary Public

My Commission expires: 6-12-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2023117839