Warranty Deed

Karen Johnson Davidson County Batch# 1084083 DEEDWARR 12/20/2023 10:45:30 AM 3 pgs Fees: $18.00 Taxes: $4,440.00 20231220-0098064	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00. Affiant Subscribed and sworn to before me, this the 15th day of December, 2023. Notary Public My commission expires: 10/10/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert Carlon	New Owner	083-10-0-164.00
1619 Forrest Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PRIME NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT CARLON, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 23rd Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 45 on the Plan of Lockeland, East Nashville, as shown of record in Plan. Book 57, Page 135, Register's Office for Davidson County, Tennessee.

Said Lot No, 45 fronts 50 feet on the Northerly side of Forrest Avenue and extends back between parallel lines 162 1/2 feet to an alley, measuring 50 feet thereon.

Being the same property conveyed to Ernest E. Rinehart by Warranty Deed from Goldman Forkum and wife, Lola Forkum of record in Book 4250, Page 158, Register's Office for Davidson County, Tennessee, dated June 21, 1968 and recorded on July 11, 1968.

The said Ernest E. Rinehart became deceased on December 24, 1980.

Said Margaret Beatrice Rinehart became deceased on June 5, 2018, survive by her son William H. Bowman. Affidavit of Heirship of record on October 06, 2021 in Instrument No. 20211006-0134297, recorded on September 07, 2022 in Instrument No. 20220907-0100333 and Instrument No. 20220907-0100334.

Being the same property conveyed to Brian Gainous by Warranty Deed from William H. Bowman of record in Instrument No. 20220907-0100335 Register's Office for Davidson County, Tennessee, dated August 31, 2022 and recorded on September 07, 2022.

Being the same property conveyed to Prime Nashville, LLC, a Tennessee limited liability company by Warranty Deed from Bran Gainous, a married man, of record as Instrument Number 20221025-0115695, Register's Office for Davidson County, Tennessee, dated October 11, 2022 and recorded on October 25, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1619 Forrest Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of December, 2023.

Prime Nashville, LLC, a Tennessee Limited Liability Company

By: _____

Jarred McNeal, Sole Member

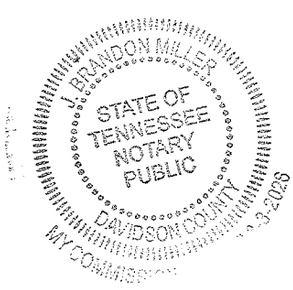
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Prime Nashville, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of December, 2023.

_____
Notary Public

My Commission Expires: 3-3-26



Certificate of Authenticity

I, Joshua A. Terry, 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 12/15/2023.

Affiant Signature – Joshua A. Terry

12/18/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/18/23

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27