Karen Johnson Davidson County
Batch# 1104835 DEEDWARR
02/27/2024 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20240227-0013060

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 23rd day of February, 2024.

Notary Public
My Commission Expires: 9-6-26

2024-13

Address of New Owner:	Send Tax Bills to:	Tax Information:
Prime Halls Restoration, LLC		
5016 Centenial Blvd Suite 200	New Owner	064 13 0 032.00
Nashville, TN, 37209		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Inge Rhode and Storm Rhode, wife and husband,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Prime Halls Restoration, LLC, a Tennessee limited liability company,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. Twenty-Nine (29) on Block 3, on the Plan of Berryville, a plan of which is of record in Book 421, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fred Bean and wife, Wanda G. Bean, as tenants by the entirety by Quit Claim Deed from David Kennedy, Jr., Trustee of record in Instrument No. 20080626-0065765, Register's Office for Davidson, Tennessee, dated June 26, 2008 and recorded on June 26, 2008.

Being the same property conveyed to Chelsea Profitt by Quit Claim Deed from Fred Bean and wife, Wanda G. Bean of record in Instrument No. 20170327-0029443, Register's Office for Davidson, Tennessee, dated March 20, 2017 and recorded on March 27, 2017.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Chelsea Profitt, an unmarried woman of record in Instrument No. 20231017-0081403, Register's Office for Davidson, Tennessee, dated October 16, 2023 and recorded on October 17, 2023.

Being the same property conveyed to Storm Rhode and Inge Rhode by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20231017-0081452, Register's Office for Davidson, Tennessee, dated October 16, 2023 and

recorded on October 17, 2023.

Commonly Known As: 4317 Woods Street, Nashville, TN 37138

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

This is improved property located at **4317 Woods Street, Nashville, TN 37138.**

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 our hands this 23rd day of February, 2024.

Inge Rhode

Storm Rhode

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Inge Rhode and Storm Rhode, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 2024.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 6/14/26

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 ~~2/26/24~~ 2/23/24.

D. Shayne Adair

~~2/26/24~~ 2/23/24

Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this ~~26~~ 23 day of Feb., 2024.

April D. Wideman

Notary Public

My Commission Expires: 03/07/2026

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY