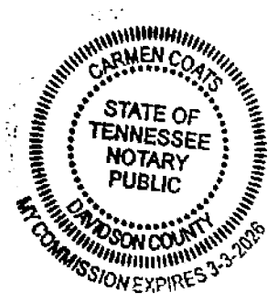
Karen Johnson Davidson County
Batch# 1106296 DEEDWARR
02/29/2024 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20240229-0014065

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $699,900.00.

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2024.

Notary Public

My commission expires: 3-3-26

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:
Rachel Lovejoy	New Owner(s)	072-15-2U-001.00-CO
1621 A Porter 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, **PRHOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RACHEL LOVEJOY, A SINGLE WOMAN**, 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 Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 1621 Porter Avenue, a Horizontal Property Regime of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20220831-0098205, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to John Currie, unmarried by Warranty Deed from Steven F. Mitchell, unmarried of record in Book 8952, page 168, Register's Office for Davidson County, Tennessee, dated May 13, 1993 and recorded on May 19, 1993.

Being a portion of the same property conveyed to Linda F. Burnsed, Trustee by Quitclaim Deed from John Currie and wife, Jerri L. Currie, I, John Currie of record in Book 9251, page 17, Register's Office for Davidson County, Tennessee, dated February 9, 1994 and recorded on February 16, 1994 and within the same deed the said Linda F. Burnsed, Trustee conveyed their interest in the subject property to John Currie and wife, Jerri L. Currie, a tenancy by the entirety.

Being a portion of the same property conveyed to Stathan, LLC, a Tennessee Limited Liability Company by Warranty Deed from John Currie and wife, Jerri L. Currie of record in Instrument No. 20220622-0071042 Register's Office for Davidson County, Tennessee, dated June 15, 2022 and recorded on June 22, 2022.

Being a portion of the same property conveyed to PRHomes LLC, a Tennessee limited liability company by Quitclaim Deed from Stathan LLC, a Tennessee limited liability Company of record in Instrument No. 20230301-0014640 Register's Office for Davidson County, Tennessee, dated February 27, 2023 and recorded on March 1, 2023.

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 1621 A Porter 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 27th day of February, 2024.

PRHomes LLC, a Tennessee Limited Liability Company

By: _____
Nathan Weinberg, Authorized 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 Nathan Weinberg, 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 Authorized Member of PRHomes 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 27th day of February, 2024.

_____
Notary Public

My Commission Expires: 7-7-25



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 27, 2024** (date of document).

Affiant Signature

February 29, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 29th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25