Karen Johnson Davidson County
Batch# 1114027 DEEDWARR
03/22/2024 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240322-0020066

Name and Address of New Owner and Tax Bills:
The Llama Living Trust, June 14 2019
2516/2518 Highland Trace Drive Nashville, TN 37207

This Instrument Prepared By and Requested By:
William M. Johnson
Governors Land and Title
664 Sango Road Clarksville, TN 37043

Map & Parcel No: 059-12-0-032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Highland Trace Property Holdings, LLC, an Independent and Protected Series of Premier Property Solutions, LLC, a series LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael and Vanessa Wylie as Trustees of the Llama Living Trust, dated June 14, 2019, for the benefit of Michael and Vanessa Wylie,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee. Being Lot number 59 on the plan of Section Two, Highland Trace Subdivision of record in Plat Book 5200, Page 616,in the Register's office for Davidson County, Tennessee, to which Plat reference is hereby made for more complete and accurate description.

Being the same property conveyed to Highland Trace Property Holdings, LLC, an Independent and Protected Series of Premier Property Solutions, LLC, A Series LLC by deed from Andrew Pudlo, dated November 18, 2022 and recorded November 28, 2022, of record in Instrument Number 20221128-0124672, Register's Office for Davidson County, Tennessee.

This property is known as **2516/2518 Highland Trace Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of March, 2024.

Highland Trace Property Holdings, LLC, an Independent and Protected Series of Premier Property Solutions, LLC, a series LLC

By: _____(SEAL)
Andrew Pudlo, Member

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, William M. Johnson of the state and county mentioned, personally appeared Andrew Pudlo of Highland Trace Property Holdings, LLC, an Independent and Protected Series of Premier Property Solutions, LLC, a series LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Andrew Pudlo of Highland Trace Property Holdings, LLC, an Independent and Protected Series of Premier Property Solutions, LLC, a series LLC, the within named bargainor, a Limited Liability Company, and that such Andrew Pudlo of Highland Trace Property Holdings, LLC, an Independent and Protected Series of Premier Property Solutions, LLC, a series LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Clarksville TN, this 19th day of March, 2024.

Notary Signature

Printed Name: William M. Johnson

My commission expires: 5-22-24

WILLIAM M. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 19th day of March, 2024.

Notary Signature
My commission expires: 5-22-24

WILLIAM M. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Mary Kathryne Lawson 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 03/19/2024 (date of document).

Affiant Signature

03/19/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County