Karen Johnson Davidson County
Batch# 1124495 DEEDWARR
04/18/2024 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $5,032.00
20240418-0027906

Warranty Deed

CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,360,000.00. Affiant Subscribed and sworn to before me this the 4th day of April, 2024. Notary Public My commission expires: 11.2.2024

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:
Kevin Andrew Postlewaite Kimberly Ann Postlewaite	NEW OWNER	129-06-0-063.00
6627 Clearbrook Drive		
Nashville, TN 37205		

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 **KEVIN ANDREW POSTLEWAITE AND KIMBERLY ANN POSTLEWAITE, HUSBAND AND WIFE**, 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 Lot No. 104 on the Plan of West Meade Park, Inc, Section One of record in Plat Book 2900, Page (s) 103 and 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 104 fronts 199.5 feet on the Northeasterly side of Clearbrook Drive and extends back between lines, 302.9 feet on the Northwesterly line and 212.9 feet on the Southeasterly line, to a dead line in the rear, measuring 133 feet thereon.

Being the same property conveyed to Leslie F. Vantrease, Jr and wife, Mary M. Vantrease by Warranty Deed from Frances Dickey Fleming Erdelyi of record in Book 4262, page 162, Register's Office for Davidson County, Tennessee, dated August 21, 1968 and recorded on August 21, 1968.

Being the same property conveyed to Prime Nashville, LLC, a Tennessee limited liability company by Warranty Deed from Leslie F. Vantrease, III, Nancy Glen Vantrease, Mary Lou Vantrease and Katherine Ann Vantrease, as the heirs-at-law of Mary M. Vantrease, also known as Mary Glen Vantrease and Leslie Vantrease, III, as Administrator of the Estate of Mary Glen Vantrease of record in Instrument No. 20230307-0016198 Register's Office for Davidson County, Tennessee, dated March 3, 2023 and recorded on March 7, 2023 and also see Affidavit of Heirship recorded on March 07, 2023 in Instrument No. 20230307-0016102.

The said Leslie F. Vantrease, Jr and Mary M. Vantrease also known as Mary Glen Vantrease are deceased.

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 6627 Clearbrook Drive, Nashville, TN 37205, 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 4th day of April, 2024.

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 4th day of April, 2024.

_____
Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 4/12/2024 (date of document).

Affiant Signature

4/12/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

