Karen Johnson Davidson County
Batch# 1143821 DEEDWARR
06/05/2024 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,105.93
20240605-0042247

This Instrument Prepared By:
ga Title and Escrow Co., LLC
mas I. Bottorff, Attorney-at-Law
nis Drive, Suite 304, Liberty Square
urfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
William Reid Murphy
41 Lewisham Park
London, London Se13 6Qz
United Kingdom

SEND TAX BILL TO:
Mortgagee

Map/Parcel
#135-08-0A-717.00CO

MORTGAGEE:
Old National Bank
2002 Richard Jones Rd., #A300
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Prime Investment Properties LLC, a Tennessee limited liability company**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **William Reid Murphy, a married man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a **Unit 717** on the **Plan of Nashboro Village Nineteen Condominium, a Horizontal Property Regime** established by Master Deed of record in Book 5333 page 957, Registers Office for Davidson County, Tennessee, said Unit is depicted on Tract #19 Site Plan Nashboro Village Nineteen Condominium of record in Plat Book 5200, page 80, said Registers Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Nashboro Village Nineteen Condominium, a Horizontal Property Regime, the Bylaws filed as Exhibit "C", appended thereto to said Master Deed are incorporated herein by reference and made a part hereof the same as though copied herein, together with an interest in the common elements appurtenant to said unit as set forth in Exhibit "B" of said Master Deed.

Being the same property conveyed to Prime Investment Properties LLC, a Tennessee limited liability company, by Warranty Deed dated August 23, 2023, from Blayne J. Fender, a single man, of record in Instrument #20230823-0065979, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **717 Longhunter Court, Nashville, Tennessee 37217.**

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, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 MY HAND, this the **3rd** day of **June, 2024.**

Prime Investment Properties, LLC,
a Tennessee limited liability company

By: William A. Gauger, Chief Mgr
William A. Gauger, Chief Manager

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **William A. Gauger**, 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 Chief Manager of **Prime Investment Properties LLC, a Tennessee limited liability company**, the within named bargainor, and he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such officer.

WITNESS my hand and official seal this 3rd day of June, 2024.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 12/18/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $298,900.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of June, 2024.

NOTARY PUBLIC

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

My Commission Expires: _____

File No. 24057680

True Copy Certification

I, **Tammy Carney,** 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 this the 3rd day of June, 2024.

Tammy Carney

Affiant Signature

Date 6/4/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

