WARRANTY DEED

Karen Johnson Davidson County
Batch# 1157951 DEEDWARR
07/15/2024 11:15:30 AM 5 pgs
Fees: $28.00 Taxes: $7,030.00
20240715-0052973

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elite Global Home and Trading LLC	NEW OWNER	043 13 0 141.00
(NAME)	(NAME)	043 13 0 142.00
2626 Murfreesboro Pk #2		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Delores Faye Primrose and Arthur L. Primrose**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elite Global Home and Trading LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following property located in Davidson County, Tennessee, more particularly described as follows:

Tract 1:

Land in Davidson County, Tennessee, being parts of Lots 9 and 10, Block "A", on the Map of Forest Park Subdivision at Madison, Tennessee, of record in Book 843, Page 71, Register's Office for said County, and being the northerly 20 feet of Lot 9 and the southerly 20 feet of Lot No. 10.

Said parts of said Lots 9 and 10 adjoin and front together 40 feet on the easterly side of Gallatin Pike and run back between parallel lines 130 feet to a dead line.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 21 and the southerly 20 feet of Lot No. 22, of Block "A", on the Map of Forest Park Subdivision at Madison, Tennessee, of record in Book 843, Page 44, Register's Office for said County.

Said Lot No. 21 and part of said Lot 22 adjoin and front together 45 feet on the westerly side of Brawner, formerly First Avenue, and run back between parallel lines 105 feet to a dead line.

Tracts 1 and 2 being the same property conveyed to Floyd W. Primrose and wife Betty Sue Primrose from John H. Richardson and wife, Nellie G. Richardson by Warranty Deed recorded on December 11, 1952 in Book 2103, Page 589, Register's Office for Davidson County, Tennessee. Floyd W. Primrose a/k/a F.W. Primrose died on October 18, 1982 leaving Betty Sue Primrose as sole owner as surviving tenant by the entirety. Thereafter, Betty Sue Primrose died a resident of Davidson County, Tennessee on July 27, 1995 leaving a Last Will & Testament whereas she conveyed the herein described property to her son, Arthur L. Primrose and Floyd W. Primrose, Jr., her step-son, per stirpes. See Will of record in Will Book 207, Page 222, Probate Court of Davidson County, Tennessee. Thereafter, Floyd W. Primrose, Jr. conveyed his undivided one-half (1/2) interest to his wife, Delores Faye Primrose, by Quit Claim Deed of record in Deed Book 10748, Page 685, aforesaid Register's Office.

Tract 3

Land in Davidson County, Tennessee, being Lot No. 12 and the northerly 10 feet of Lot No. 11, Block "A", on the Map of Forest Park Subdivision, as of record in Book 843, Page 71, Register's Office for said County.

Said lot and part of lot adjoin and front together 27.5 feet on the easterly side of Gallatin Pike, as widened, and run back between lines, 124 feet on the southerly line, and 132.3 feet on the northerly line, along the southerly margin of Maple Street, to the rear line of Lots 24, 25, and 26 of Block "A" on the Plan of Forest Park Subdivision as of record in Book 843, Page 44, said Register's Office, measuring 72.25 feet thereon.

Being the same property conveyed to Floyd W. Primrose and wife Betty Sue Primrose from John H. Richardson and wife, Nellie G. Richardson by Warranty Deed dated March 11, 1953 in Book 2138, Page 511, Register's Office for Davidson County, Tennessee. Floyd W. Primrose a/k/a F.W. Primrose died on October 18, 1982 leaving Betty Sue Primrose as sole owner as surviving tenant by the entirety. Thereafter, Betty Sue Primrose died a resident of Davidson County, Tennessee on July 27, 1995 leaving a Last Will & Testament whereas she conveyed the herein described property to her son, Arthur L. Primrose and Floyd W. Primrose, Jr., her step-son, per stirpes. See Will of record in Will Book 207, Page 222, Probate Court of Davidson County, Tennessee. Thereafter, Floyd W. Primrose, Jr. conveyed his undivided one-half (1/2) interest to his wife, Delores Faye Primrose, by Quit Claim Deed of record in Deed Book 10748, Page 688, aforesaid Register's Office.

Tract 4:

Being the northerly 5 feet of Lot No. 10 and the southerly 15 feet of Lot No. 11, of Block "A", on the Map of Forest Park Subdivision, as of record in Book 843, Page 71, Register's Office for said County.

Said parts of said lots adjoin and front together 20 feet on the easterly side of Gallatin Road, as widened, and run back between parallel lines of 124 feet to the rear line of parts of Lots 22 and 23 of Block "A" on the Plan of Forest Park Subdivision, of record in Book 843, Page 44, Register's Office for said County.

Tract 5:

Being the northerly 5 feet of Lot No. 22 and the southerly 15 feet of Lot No. 23 of Block "A" on the Map of Forest Park Subdivision, as of record in Book 843, Page 44, said Register's Office.

Said parts of said lots adjoin and front together 20 feet on the westerly side of Brawner Street and run back between parallel lines 105 feet to the rear line of Lots 10 and 11 of Block "A" on the Map of Forest Park Subdivision, as of record in Book 843, Page 71, said Register's Office.

Tracts 4 and 5 being the same property conveyed to F. W. Primrose and wife, Betty Sue Primrose from A. W. Groce and wife, Rosine C. Groce by Installment Deed recorded on March 17, 1953 in Book 2139, Page 50, Register's Office for Davidson County, Tennessee. Floyd W. Primrose a/k/a F.W. Primrose died on October 18, 1982 leaving Betty Sue Primrose as sole owner as surviving tenant by the entirety. Thereafter, Betty Sue Primrose died a resident of Davidson County, Tennessee on July 27, 1995 leaving a Last Will & Testament whereas she conveyed the herein described property to her son, Arthur L. Primrose and Floyd W. Primrose, Jr., her step-son, per stirpes. See Will of record in Will Book 207, Page 222, Probate Court of Davidson County, Tennessee. Thereafter, Floyd W. Primrose, Jr. conveyed his undivided one-half (1/2) interest to his wife, Delores Faye Primrose, by Quit Claim Deed of record in Deed Book 10748, Page 691, aforesaid Register's Office.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 201 Gallatin Pike , Madison, TN 37115
unimproved ☐
This is improved ☒ property, known as 200 Brawner Ave., Madison, TN 37115

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 12th day of July, 2024.

Delores Faye Primrose

Arthur L. Primrose

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Delores Faye Primrose, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 12th day of July, 2024.

Notary Public
My Commission Expires:
(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Arthur L. Primrose, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 12th day of July, 2024.

Notary Public
My Commission Expires:
(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

Certificate of Authenticity

I, **Rhonda S. Hardison**, 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 July 12, 2024.

Affiant Signature

July 15, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 15th day of July, 2024.

Notary Public
My Commission Expires:

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027