Karen Johnson Davidson County
Batch# 1158981 DEEDWARR
07/17/2024 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20240717-0053644

WARRANTY DEED

WHEN RECORDED RETURN TO
Icon Title, LLC
9175 Carothers Parkway, Suite 110
Franklin, TN 37067
File No. 11-3613-AJ

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $580,000.00

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND ~~SWORN~~ TO BEOFRE ME, THIS THE 15 DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES:
9-21-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: Ashley Prisant	SEND TAX BILLS TO: Primis Mortgage Company c/oo Indecomm Global Services	MAP0PARCEL NO.(S) 081-08-4B-002.00-CO
(NAME) 710 Buchanan Street, #2	(NAME) 1427 Energy Park Drive	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Saint Paul, MN. 55108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Gina Ramai Harrell, a single woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Ashley Prisant, a single woman, "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages of record as Instrument No. 20130930-0102050 and amended in Instrument No. 20140509-0040031, also Instrument No. 20170505-0044780 and being shown on Plat attached thereto as Exhibit "C", 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 the same property conveyed to Gina Ramai Harrell, a single woman, by Warranty Deed from Kristen Lawatsch, married, of record in Instrument No. 20180813-0079531, in the Register's Office of Davidson County, Tennessee, dated August 04, 2018 and recorded on August 13, 2018.

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 710 Buchanan Street, #2, Nashville, TN 37208

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 12th day of July, 2024

Gina Ramai Harrell

Gina Ramai Harrell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of July, 2024, before me personally appeared Gina Ramai Harrell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of July, 2024.

Notary Signature Esmeralda Murphy
My commission expires: 9/21/2026

ESMERALDA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 07/12/2024.

Affiant Signature — Date: 07/16/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 07/16/2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY