WARRANTY DEED

Karen Johnson Davidson County
Batch# 1174458 DEEDWARR
08/26/2024 10:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20240826-0065384

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$420,000.00.**

Amanda Lynn Langford
AFFIANT
SUBSCRIBED AND SWORN TO ME ON 23 DAY OF AUGUST, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, Hollingshead Title, 1720 West End Avenue #403, Nashville, TN 37203
File No.: 282407-SSO

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Amanda Lynn Langford 4317 Woods Street Old Hickory, TN 37138	**Plains Commerce Bank** **3905 West 49th Street, 2nd Floor** **Sioux Falls, SD, 57106**	064-13-0-032.00

For and in consideration of the sum of Four Hundred Twenty Thousand And 0/100 ($420,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

PRIME HALLS RESTORATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

AMANDA LYNN LANGFORD, A SINGLE WOMAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. Twenty-Nine, on Block 3, on the Plan of Berryville, a plan of which is of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Prime Halls Restoration, LLC, a Tennessee limited liability company by Warranty Deed from Ingle Rhode and Storm Rhode, wife and husband recorded on February 27, 2024, in Instrument No. 20240227-0013060, Register's Office for Davidson County, Tennessee; also being the same property conveyed to Storm Rhode and Inge Rhode by Special Warranty Deed from Music City Holdings, LLC, a Texas limited liability company recorded October 17, 2023, in Instrument No. 20231017-0081452, in the said Register's Office for Davidson County, Tennessee; also being the same property conveyed to Chelsea Profitt, an unmarried woman by Quitclaim Deed from Fred Bean and wife, Wanda G. Bean recorded March 27, 2017, in Instrument No. 20170327-0029443, in the said Register's Office for Davidson County, Tennessee; also being the same property conveyed to Fred Bean and wife, Wanda F. Bean, as tenants by the entirety by Quitclaim Deed from Fred Bean, Executor for the Estate of Vera Mae Carter recorded June 26, 2008, in Instrument No. 20080626-0065765, in the said Register's Office Davidson County, Tennessee; also being

the same property conveyed to Vera Mae Carter by Warranty Deed from Willie E. Smith and wife, Macie Lane Smith recorded July 7, 1975, in Book 4929, Page 489, in the said Register's Office for Davidson County, Tennessee. The said Vera Mae Carter died December 31, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 4317 Woods Street, Old Hickory, TN 37138.

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR PRIME HALLS RESTORATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY to AMANDA LANGFORD FOR THE TRANSFER OF PROPERTY LOCATED AT 4317 WOODS STREET, OLD HICKORY, TN 37138.]

Witness our/my hand on the 23rd day of August, 2024.

PRIME HALLS RESTORATION, LLC, a
Tennessee limited liability company

By: Ricardo Hall
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Ricardo Hall, 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 Members of Prime Halls Restoration, LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by himself as Prime Halls Restoration, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 23rd day of August, 2024.

Notary Public
My Commission Expires: 2/17/27



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 **August 23, 2024** .

Affiant Signature

08/26/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 26, 2024** .

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

