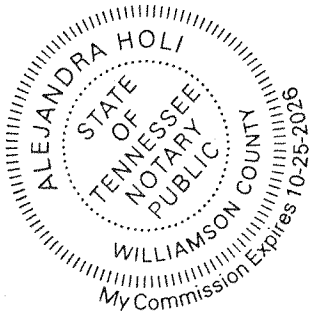
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 6TH DAY OF SEPTEMBER, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue #403, Nashville, TN 37203
File No.: 2744-FC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Prime Halls Restoration, LLC 1700 Scovel St. Nashville, TN 37209	**SAME**	081-15-0-494.00

For and in consideration of the sum of Three Hundred Thousand And 0/100 ($300,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

ERMA LEE FRAZIER

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

PRIME HALL RESTORATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND RODNEY SUTTON

, 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 part of Lot No. 46, on the Plan of record in Book 21, Page 108, Register's Office for Davidson County, Tennessee & more particularly described as follows: Beginning at a point in the northerly margin of Scovel Street 105.5 +/- feet west of the northwesterly comer of the intersection of Scovel Street and 17th Avenue, North; thence easterly 105.5 +/- feet along the northerly margin of Scovel Street to the intersection of Scovel Street and 17th Avenue, North; thence northerly 153 +/- feet along the westerly margin of 17th Avenue, North to the southerly margin of an alley; thence westerly 105.5 +/- feet along the southerly margin of the alley to a point; thence southerly 153.0 feet +/- to the point of beginning.

Karen Johnson Davidson County
Batch# 1182924 DEEDWARR
09/18/2024 10:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20240918-0072231

BEING the same property conveyed to Julius C. Thomison and wife, Gracie V. Thomison by Warranty Deed from The Sequel Company, Inc. of record in Book 5338, Page 636, dated September 1, 1978, and recorded September 18, 1978, Register's Office for Davidson County, Tennessee. The said Julius C. Thomison died on June 28, 2019. The said Gracie V. Thomison having died on February 7, 2022, and leaving no Last Will and Testament and no surviving spouse or children, she was survived by her sister, Erma Lee Frazier. Affidavits of Heirship recorded in Inst. No. 202409180072229 and 202409180072230, said Register's office.

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 improved property known as 1700 Scovel St., Nashville, TN 37209

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 ERMA LEE FRAZIER to PRIME HALL RESTORATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND RODNEY SUTTON FOR THE TRANSFER OF PROPERTY LOCATED AT 1700 SCOVEL ST., NASHVILLE, TN 37209.]

Witness our/my hand on the 6th day of September, 2024.

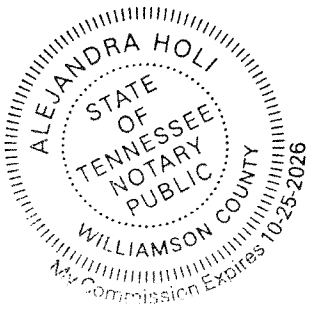
Erma Lee Frazier

Erma Lee Frazier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Erma Lee Frazier, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of Septmeber, 2024.



Notary Public
My Commission expires:_____

Certificate of Authenticity

I, Kimberly Hollingshead, 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 9/17/2024.

Kimberly Hollingshead, Esq.

9/17/2024

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of September, 2024.

Notary Signature

My Commission Expires: 10/25/26

ALEJANDRA HOLI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026