Karen Johnson Davidson County
Batch# 1194549 DEEDWARR
10/16/2024 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20241016-0080341

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/24/25
(AFFIX SEAL)

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

B-P-24-2001

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Prime Nashville LLC	New owner	
(NAME) **2001 Sevier St**	(NAME) 1019 Whites Creek Pike	**094-02-0-227.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WHITNEY S. MASON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRIME NASHVILLE LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, Being the Westerly 41 feet of Lot No. 109 of the United Electric Railway Addition to East Nashville, a Plan of Which of Record in Book 161, Page 8, Register's Office for Davidson County, Tennessee, to Which Plan Reference is hereby made for a More Complete and accurate Legal Description.

Being the same property conveyed to Thomas E. Mason, unmarried by Warranty Deed from Juliana Meadows, unmarried of record in Instrument No. 20010124-0007338 Register's Office for Davidson County, Tennessee, dated January 22, 2001 and recorded on January 24, 2001.

Being the same property conveyed to Thomas E. Mason and Whitney S. Mason, husband and wife, as tenants by the entireties by Quitclaim Deed from Thomas E. Mason, a now married man joined by his spouse Whitney S. Mason of record in Instrument No. 20180227-0018280 Register's Office for Davidson County, Tennessee, dated February 7, 2018 and recorded on February 27, 2018. Thomas E. Mason having since died on August 31, 2024, leaving Whitney S. Mason, unmarried, as sole owner.

This conveyance is subject to:
- Taxes for the year 2024, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2001 Sevier St, Nashville, Tennessee 37206**.

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 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 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/our hand(s) this the 15th DAY OF OCTOBER, 2024.

Whitney S. Mason
Whitney S. Mason

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHITNEY S. MASON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of October, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **October 10, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

10/16/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **October**, 20**24**.

Emily Manno

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025