WARRANTY DEED

Karen Johnson Davidson County
Batch# 1232680 DEEDWARR
01/31/2025 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20250131-0007585

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 27TH DAY OF JANUARY, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11.26.2028

NICHOLE DOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY Expires 11-26-2028

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 241124

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Prime Halls Restoration, LLC 5016 Centennial Blvd. Nashville, TN 37209	New Owner	081 07 1M 001.00

For and in consideration of the sum of Two Hundred Fifty Thousand And 0/100 ($250,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

ANTONIO SWINGER, SINGLE

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

PRIME HALLS RESTORATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, 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 Unit A on the Plan of Homes at 1008 Clay Street, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Homes at 1008 Clay Street, of record in Instrument No. 20200415-0039636, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being a portion of the same property convyed to Antonio Swinger, single, by Warranty Deed from Linda Fay Jones, single, and Linda Fay Jones, trustee, dated July 11, 2011, recorded on July 13, 2011, of record in Instrument No. 20110713-0053467, Register's Office for Davidson County, Tennessee.

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 1008 Clay St, Nashville, TN 37208.

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 ANTONIO SWINGER, SINGLE to PRIME HALLS RESTORATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, FOR THE TRANSFER OF PROPERTY LOCATED AT 1008 CLAY ST., NASHVILLE, TN 37208.]

Witness our/my hand on the 27th day of January, 2025.

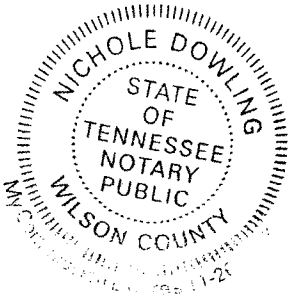
Antonio Swinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 27th day of January, 2025.

Notary Public
My Commission Expires: 11.26.2028



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 1.13.2025.

Kimberly Hollingshead, Esq.

January 13, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of January, 2025.

Nichole Dowling

Notary Signature

My Commission Expires: 11.26.2028

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028