Karen Johnson Davidson County
Batch# 1288513 DEEDWARR
06/23/2025 12:20:30 PM 2 pgs
Fees: $13.00 Taxes: $1,785.25
20250623-0049040

WARRANTY DEED

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. AP-25-10083

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Morgan	CMG Mortgage	
(NAME)	(NAME)	
2001 Sevier Street	3160 Crow Canyon Rd, Ste 400	094-02-0-227.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Prime Nashville, LLC, a Tennesese Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teresa Morgan, a married woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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 Prime Nashville, LLC by Warranty Deed from Whitney S. Mason, unmarried of record in Instrument No. 20241016-0080341 Register's Office for Davidson County, Tennessee, dated October 15, 2024 and recorded on October 16, 2024.

This is property more commonly known as 2001 Sevier Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 20th day of June, 2025.

Prime Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Jared McNeal, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Jared McNeal, Sole Member of Prime Nashville, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Prime Nashville, LLC, the within named bargainor, a Limited Liability Company, and that such Jared McNeal, Sole Member of Prime Nashville, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, this 20th day of June, 2025.

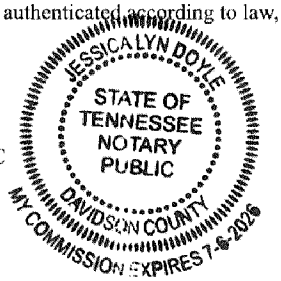
_____
Notary Signature
My commission expires: May 8, 2029



TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 June 20, 2025.

June 23, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714



State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 23 day of June, 2025.

Notary Public: _____

My Commission Expires: 7.6.26