Karen Johnson Davidson County
Batch# 1293087 DEEDWARR
07/02/2025 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $786.62
20250702-0052391

Name and Address of New Owner:
GGI Home Buyers, LLC
503 N Maple St
Murfreesboro, TN 37130

Send Tax Statements To:
GGI Home Buyers, LLC
503 N Maple St
Murfreesboro, TN 37130

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-25040507

Map and Parcel: 059 14 0 172.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sharonda Primm**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **GGI Home Buyers, LLC**, hereinafter called the GRANTEE, its successors 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 Lot No. 185, on the Plan of Haynes Manor, Section I, of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Reginald Lee Brown by Warranty Deed filed for record on June 14, 2002 in Instrument Number 20020614-0072457, of the Register's Office for Davidson County, Tennessee. The said Reginald L. Brown died intestate on July 11, 2024, leaving Sharonda Primm as his sole heir-at-law as evidenced by Affidavit of Heirship of record in Instrument Number 20250626-0050422, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Haynes Manor, Section I of record in Book 3829, page 720 and as amended in Book 3840, page 404; All matters as set forth in Book 3600, page 85; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 748 Work Drive, Nashville, TN 37207

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 27th day of June, 2025.

Sharonda Primm

Sharonda Primm

State of Tennessee

County of Rutherford

Personally appeared before me, Sharonda Primm with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th of June, 2025.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $212,600.00.

Affiant Signature

Subscribed and sworn to before me, this 27th day of June, 2025.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, 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 6/27/25 (date of document).

L F Vaught

Affiant Signature

7/2/25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2 day of July, 2025.

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JANUARY 21, 2029

Heather Lee

Notary Signature

My Commission Expires: 01/21/2029