Karen Johnson Davidson County
Batch# 1296804 DEEDWARR
07/11/2025 10:53:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20250711-0054687

This Instrument Prepared By:
**Watauga Title and Escrow Co., LLC**
**Thomas I. Bottorff, Attorney-at-Law**
**230 Glenis Drive, Suite 304, Liberty Square**
**Murfreesboro, Tennessee 37129**
from information furnished by the parties

**ADDRESS NEW OWNER:**
Prime Investment Properties LLC
3555 Shores Road
Murfreesboro, Tennessee 37128

**SEND TAX BILL TO:**
New Owner

**MAP/PARCEL NO.**
**041 10 0 007.00**

**MORTGAGEE:**
None

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cathy E. Teal, Successor Trustee of the Gordon Teal, Jr. Revocable Trust dated May 22, 2006** , hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Prime Investment Properties LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING all of **Lot No. 481 on the Plan of Bellshire Estates, Section "B"**, according to survey and plat of same appearing of record in Book 2331, Pages 128 & 129, of the Register's Office of 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 Gordon Teal Jr., Trustee of the Gordon Teal Jr. Revocable Living Trust dated May 22, 2006, by Warranty Deed dated May 22, 2006 from Gordon Teal, Jr., a single man, appearing of record in Instrument No. 20060525-0061774 of the Register's Office of Davidson County, Tennessee. Gordon Teal, Jr. died on October 1, 2011, and Cathy E. Teal-Savage was designated as Successor Trustee, according to Notarized Summary of Trust of record in Instrument No. 20060525-0061774, Register's Office of Davidson County, Tennessee.

**Cathy E. Teal and Cathy E. Teal-Savage is one and the same person.**

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

This is **improved** property known as **4013 Ridgemont Drive, Nashville, Tennessee 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, GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, herself 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 the **8th** day of **July, 2025.**

**Cathy E. Teal, Successor Trustee of the Gordon Teal, Jr. Revocable Trust dated May 22, 2006**

**BY:** _____
**Cathy E. Teal, Successor Trustee**

STATE OF FLORIDA
COUNTY OF Volusia

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Cathy E. Teal,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the **Successor Trustee of the Gordon Teal, Jr. Revocable Trust dated May 22, 2006,** the within named bargainor, and as such Successor Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing her name as Successor Trustee.

ID: FL DL

WITNESS my hand and official seal this 8th day of July, 2025.

Jennifer Jordan
NOTARY PUBLIC Jennifer Jordan

My Commission Expires: 09/12/2027

JENNIFER JORDAN
Notary Public - State of Florida
Commission # HH 442829
My Comm. Expires Sep 12, 2027
Bonded through National Notary Assn.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

Teresa D Cox
AFFIANT

Subscribed and sworn to before me on this 10th day of July, 2025.

Lisa D. Turner
LISA D. TURNER
NOTARY PUBLIC

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2027

**File No. 25068064**

## Electronic Document Certification

I, **Lisa D. Turner,** 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 July 8, 2025.

Lisa D. Turner

**Date:** 7-10-2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 10th day of July, 2025.

NOTARY PUBLIC

SUSAN G. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My commission expires: 5-20-29

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 10th day of July, 2025.

NOTARY PUBLIC

My commission expires: 5-20-29

SUSAN G. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

**File No. 25068064**