Karen Johnson Davidson County
Batch# 1304250 DEEDWARR
07/31/2025 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20250731-0060876

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:
A&I Drywall, LLC
4013 Ridgemont Drive
Nashville, Tennessee 37207

SEND TAX BILL TO:
New Owner

MORTGAGEE:

Flash Raise Funding, LLC
200 Bartlett Ste 108
El Paso, TX 79912

MAP/PARCEL NO.:

041 10 0 007.00

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, **Prime Investment Properties, LLC, a Tennessee limited liability company** , hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **A&I Drywall, 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 Prime Investment Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated July 8, 2025, from Cathy E. Teal, Successor Trustee of the Gordon Teal, Jr. Revocable Trust dated May 22, 2006, of record in Instrument #20250711-0054687, Registers Office for Davidson County, Tennessee.

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 it 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, its successors and representatives, 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 **31st** day of **July, 2025.**

Prime Investment Properties, LLC,
a Tennessee limited liability company

BY: William Alan Gauger, Chief Mgr
William Alan Gauger, Chief Manager

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **William Alan Gauger**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of **Prime Investment Properties LLC, a Tennessee limited liability company**, the within named bargainor, and he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such officer.

WITNESS my hand and official seal this 31st day of July, 2025.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 12/18/2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $265,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2025.

NOTARY PUBLIC

CINDY PERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4.19.2027

File No. 25078080

CERTIFICATE OF AUTHENTICITY

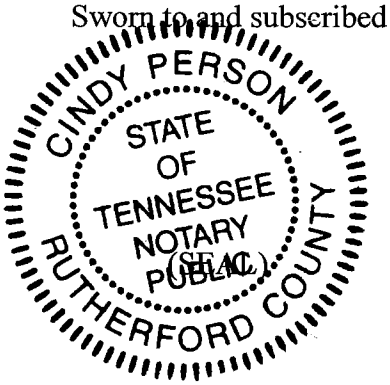
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-31-2025.

Affiant Signature

7-31-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 31 day of July, 2025.



Notary Public

My Commission Expires: 4.19.2027

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