BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch # 1314717 DEEDWARR
08/26/2025 10 08 44 AM 2 pgs
Fees $13 00 Taxes $4,144 00

20250826-0068124

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,120,000 00

MGShaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CHRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/2 2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Tommy Prine and Savannah Prine	New Owner	
(NAME)	(NAME)	12910005200
6611 Ellesmere Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(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, **Prosperous Enterprise, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tommy Prine and Savannah Prine, husband and wife** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 part of Lot No. 48, on the Plan of West Meade Park, Inc., Section 3, of record in Book 3300, Page 23, and amended in Book 4204, Page 830 Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southeasterly margin of Ellesmere Road at the corner of Lots Nos. 47 and 48 on said plan; thence with the line between said Lots Nos. 47 and 48, South 39° 51' East 354.8 feet to a point; thence South 27° 41' West 179.1 feet tot he southeast corner of part of Lot No. 48 conveyed to James T. Patterson, of record in Book 3503, Page 20, said Register's Office; thence with Patterson's line North 39° 30' West 430.2 feet to the southeasterly margin of Ellesmere Road; thence along the margin of said Road North 53° 58' East 164.6 feet to the beginning.

Being the same property conveyed to Prosperous Enterprise, LLC, a Tennessee limited liability company, by virtue of that certain Quit Claim Deed dated September 20, 2024, and being of record at Instrument No. 2024920-0073249 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Enrique Selman, his heirs and assigns, by virtue of that certain Warranty Deed dated August 27, 2024, and being of record at Instrument No. 20240829-0066649 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ / improved x property, known as 6611 Ellesmere Rd Nashville, TN 37205
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 hand this 22 day of August, 20 25

Prosperous Enterprise, LLC

Enrique Selman, Jr., Sole Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Enrique Selman, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Prosperous Enterprise, LLC., the within named bargainor, a Limited Liability Company, and that such officer, 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 official seal at office this 22 day of August, 20 25.

Notary Public

My Commission Expires. 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028