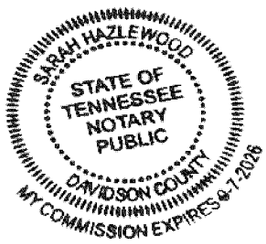
Karen Johnson Davidson County
Batch# 1319954 DEEDWARR
09/08/2025 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $6,068.00
20250908-0071659

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,640,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of September, 2025. Notary Public My commission expires: 9-7-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jason Brantley Martin	Primis Mortgage Company	083-02-0-252.00
1516 McKennie Avenue	5535 Currituck Drive #120	
Nashville, TN 37206	Wilmington, NC 28403	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PRIME NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON BRANTLEY MARTIN, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), 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 and being all of Lot No. 6 on the Plat of Jas. J. Pryors Heirs Subdivision of Lots 19, & 20, in Brownsville, as appearing of record in Book 843, Page 41, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Frank W. Hurd and wife, Elizabeth E. Hurd by Warranty deed from Hardie M. Brooks, Jr and wife, Patricia H. Brooks of record in Book 4778, page 182, Register's Office for Davidson County, Tennessee, dated January 02, 1974 and recorded on January 04, 1974.

Being the same property conveyed to Ephraim Maldonado by Warranty deed from Frank W. Hurd and wife, Elizabeth E. Hurd of record in Instrument No. 20230705-0051114 Register's Office for Davidson County, Tennessee, dated June 30, 2023 and recorded on July 05, 2023.

Being the same property conveyed to Meridian Capital Group, LLC by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, dated May 24, 2024 and recorded May 28, 2024 in Instrument No. 20240528-0039455, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Prime Nashville, LLC, a Tennessee limited liability company by Warranty Deed from Meridian Capital Group, LLC, dated August 27, 2024 and recorded August 29, 2024 in Instrument No. 20240829-0066674, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1516 McKennie Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of September, 2025.

Prime Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Jarred McNeal, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Prime Nashville, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of September, 2025.

_____
Notary Public

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

My Commission Expires: 1-22-29

Tennessee Certification of Electronic Document

I, Stevan T. Morris, 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 September 2. 2025.

Affiant Signature

8th day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028