Karen Johnson Davidson County
Batch# 1425161 DEEDWARR
05/26/2026 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260526-0047706

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
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 Rd.
Murfreesboro, TN 37128

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Map/Parcel
#163-2-A-6.00

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Maya Ferby, a single woman,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does 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 in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of **Lot No. 169, Section 3, Phase I, Hickory Highland Place**, according to survey and plat appearing of record in Instrument No. 20031014-0151901, in the 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 Maya Branch, a single woman, by Warranty Deed dated August 29, 2005, from Jerry Butler Builders, LLC, of record in Instrument No. 20050906-0106718, Register's Office for Davidson County, Tennessee.

Maya Branch, AKA Maya Ferby, a single woman, then conveyed her interest in the property to Maya Ferby, a single woman, by Quitclaim Deed dated February 3, 2017, of record in Instrument No. 20170221-0017523, Register's 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 2026 and subsequent years.

This is **improved** property known as **4845 Highlander Cove, Antioch, Tennessee 37013.**

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 covenants 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 the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 **26th** day of **May, 2026**.

Maya Ferby

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Maya Ferby,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of May, 2026.

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 $275,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of May, 2026.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 12/18/2027

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File No. 26048330

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 May 26, 2026.

Lisa D. Turner

Date: 5-26-26

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 26th day of May, 2026.

NOTARY PUBLIC

My commission expires: 05-20-2029

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

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 26th day of May, 2026.

NOTARY PUBLIC

My commission expires: 05-20-2029

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

File No. 25108145