Karen Johnson Davidson County
Batch# 1458801 DEEDWARR
08/11/2026 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20260811-0074027

WARRANTY DEED

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/18/2029

(AFFIX SEAL)

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
Prime Investment Properties LLC (NAME)	New Owner (NAME)	086-09-0-01500
3755 Shores Road (ADDRESS)	(ADDRESS)	
Murfreesboro TN 37128 (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, **AWA Enterprises LLC, a Tennessee Limited Liability Company**, 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 Lot No. 11, Plan of Lakeside Woods Estate, Section Three, of record in Plat Book 7900, Pages 218, 219, & 220, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to AWA Enterprises LLC, a Tennessee Limited Liability Company by Warranty Deed dated July 22, 2026 from Olivia Nicole Johnson, recorded July 29, 2026, in Instrument Number 20260729-0069490, in the amount of $190,000.00, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 3305 Dockside Drive, Hermitage, TN 37076

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 7th day of August, 2026.

AWA Enterprises LLC, a Tennessee Limited Liability Company

By: Amer Angley, Member
Amer Angley, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cari Allen, notary public of the state and county mentioned, personally appeared Amer Angley, Member of AWA Enterprises LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of AWA Enterprises LLC, the within named bargainor, a Limited Liability Company, and that such Amer Angley, Member of AWA Enterprises LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 7 day of August, 2026.

Notary Signature

Printed Name: Cari Allen

My commission expires: 7-3-28



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 August 7, 2026.

Lisa D. Turner

Date: 8-7-26

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me, this the 7th day of August, 2026.

NOTARY PUBLIC

My commission expires: 2/18/2029

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 7th day of August, 2026.

NOTARY PUBLIC

My commission expires: 2/18/2029

File No. 26078437