This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-9820-KP

Karen Johnson Davidson County
Batch# 1462308 DEEDWARR
08/20/2026 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20260820-0077577

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Affiant
Subscribed and sworn to before me, this the 13th day of August, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jessica Sanchez Alvarez 4845 Highlander Cove Antioch, TN 37013	Pinnacle Bank, a Tennessee bank 21 Platform Way South Ste 2300 Nashville, TN 37203	163 02 0A 006.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Prime Investment Properties, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Jessica Sanchez Alvarez, an unmarried woman** (individually and/or collectively, "Grantee"), 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, HICKORY HIGHLAND PLACE, SECTION 3 PHASE 1, 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 Prime Investment Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Maya Ferby, a single woman, of record in Instrument No. 20260526-0047706, in the Register's Office of Davidson County, Tennessee, dated May 26, 2026, and recorded on May 26, 2026.

Being the same property conveyed to Maya Ferby, a single woman, by Quitclaim Deed from Maya Branch aka Maya Ferby, a single woman, of record in Instrument No. 20170221-0017523, in the Register's Office of Davidson County, Tennessee, dated February 03, 2017, and recorded on February 21, 2017.

Being the same property conveyed to Maya Branch, a single woman, by Warranty Deed from Jerry Butler Builders, LLC, of record in Instrument No. 20050906-0106718, in the Register's Office of Davidson County, Tennessee, dated August 29, 2005, and recorded on September 06, 2005.

This is improved property located at: **4845 Highlander Cove, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 2026.

GRANTOR:

Prime Investment Properties, LLC, a Tennessee Limited Liability Company

By:_____
Christopher Gauger, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Gauger, Authorized Agent the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Authorized Agent of Prime Investment Properties, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of August, 2026.

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

_____
Notary Public
My Commission expires: 05-20-2029

Tennessee Certification of Electronic Document

I, Emma Howard, 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 8/13/2026 (date of document).

Affiant Signature

8/13/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13 day of August, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL