Karen Johnson Davidson County
Batch# 1479093 DEEDWARR
10/01/2026 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20261001-0090528

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-14-2030

(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
Veronica Genkin, an unmarried person, and Thomas R. Herring, an unmarried person	New Owner	
(NAME) 1008 Clay St.	(NAME)	081-07-1M-001.00-CO
(ADDRESS) Nashville TN 37208	(ADDRESS)	
(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, **Prime Halls Restoration LLC, a Tennessee Limited Liability Company, and Through&Through Development LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Veronica Genkin, an unmarried person, and Thomas R. Herring, an unmarried person as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit A on the Plan of Homes at 1008 Clay Street, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Homes at 1008 Clay Street, of record in Instrument No. 20200415-0039636, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being a portion of the same property conveyed to Antonio Swinger, single by Warranty deed from Linda Fay Jones, single and Linda Fay Jones of record in Instrument No. 20110713-0053467 Register's Office for Davidson County, Tennessee, dated July 11, 2011 and recorded on July 13, 2011.

Being the same property conveyed to Prime Halls Restoration, LLC, a Tennessee Limited Liability Company by Warranty Deed from Antonio Swinger, single of record in Instrument No. 20250131-0007585 Register's Office for Davidson County, Tennessee, dated January 27, 2025 and recorded on January 31, 2025.

Being the same property conveyed to Prime Halls Restoration, LLC and Through & Through Development, LLC by Quitclaim Deed from Prime Halls Restoration, LLC of record in Instrument No. 20260813-0075773 Register's Office for Davidson County, Tennessee, dated August 05, 2026 and recorded on August 13, 2026.

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 1008 Clay Street, Nashville, TN 37208

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 29th day of September, 2026.

Prime Halls Restoration LLC, a Tennessee Limited Liability Company

By: _____ Member
Ricardo Hall, Member

Through&Through Development LLC, a Tennessee Limited Liability Company

By: _____ member
Marlon Williams, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ricardo Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Prime Halls Restoration 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 Member.

Witness my hand, at office, this 29 day of Sept, 2026.

_____
Notary Signature
My commission expires: 7-3-28

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Marlon Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Through&Through Development 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 a Member.

Witness my hand, at office, this 29 day of Sept, 2026.

_____
Notary Signature
My commission expires: 7-3-28

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

Certificate of Authenticity

I, Holly A. Mason 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 the _____ day of 9/29/26, 2026.

Holly A. Mason

Affiant Signature

9/29/26

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of September, 2026.

Notary's Signature

My Commission Expires: 7/14/2030

(Notary Seal)

