Karen Johnson Davidson County
Batch# 280421 DEEDWARR
09/04/2019 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $326.34
20190904-0089024

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1352TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of August, 2019.

Notary Public
Commission Expiration: 8-27-2022

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN
My Comm. Expires

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Shawndell Marie Miller 817 Bettie Dr Old Hickory, TN 37138	**SAME AS NEW OWNER**	044 09 0 043.00

WARRANTY DEED

FOR AND IN 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, WE, **Demetric A. Pratt and Teri Pratt, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shawndell Marie Miller, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 817 Bettie Dr Old Hickory, TN 37138, County of Davidson to wit:

Being Lot No. 38 on the Plan of Knoll Subdivision, Section 3, as of record in Plat Book 2854, Page 110 as amended by Instrument of record in Book 3466, Page 483, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Demetric A. Pratt, an unmarried man, by deed from Trent Langton, a single man, dated 06/02/2003, filed and recorded 06/04/2003, of record as Instrument No. 20030604-0076324, said Register's Office.

Tax Map and Parcel ID is as follows 044 09 0 043.00

Teri Pratt joins in the execution of this instrument for the purpose of conveying her marital and any other interest in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 817 Bettie Dr, Old Hickory, TN 37138

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 unemcumbered, 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.

LTE File No.: 19-1352TN

MRK 29th

Witness my hand this ~~30th~~ day of August, 2019.

Demetric A. Pratt

Demetric A. Pratt

Teri Pratt

Teri Pratt

MRK

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF ~~DAVIDSON~~ ~~DAV~~ MRK

On this 30th day of August, 2019, before me personally appeared **Demetric A. Pratt and Teri Pratt**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

MRK 29th

Witness my hand and official seal at office this ~~30th~~ day of August, 2019.

Notary Public

Commission Expiration: 13APR2022

MICHAEL R. KENT
Notary Public, State of Florida
My Comm. Exp April 13, 2022
Comm. No. GG 194577

LTE File No.: 19-1352TN

True Copy Certification

I, **Melissa Turecki**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dolores E. Brown

My Commission Expires:
4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SEAL