Karen Johnson Davidson County
Batch# 299607 DEEDWARR
10/11/2019 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $43.48
20191011-0104367

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $14,750.00.

Affiant

Subscribed and sworn to before me, this 30 day of September, 2019.

Notary Public

My commission expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jonathan Edward Sewell	NEW OWNER	105-04-0-321.00
0 Creek Street		
Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Susan Pritchard, Executor of the Estate of David Pritchard,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jonathan Edward Sewell, A Married Man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being part of Lot No. 25 on the plan of the Old Fairground Property, as of record in Book 21, Page 116, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning on the easterly margin of Green Avenue on the line between Lot Nos. 25 and 26; thence with said line, easterly 177 feet, more or less, to the westerly margin of Johnson Avenue; thence with the westerly margin of Johnson Avenue, northerly 70 feet, more or less, to the southeast corner of a part of said lot conveyed by J. H. Johnson to W. J. Hewitt by deed of record in Book 165, Page 478, said Register's Office; thence with said Hewitt's southerly line, westerly 177 feet, more or less, to the easterly margin of Green Avenue; thence with said Avenue, southwardly 70 feet, more or less, to the beginning, including and excluding any rights the public may have in an alley running parallel with said two avenues and midway between the same.

Final Decree Confirming and Report of Sale naming William Roderick McCarthy, Jr., who is correctly known as William Roderick McCarty, Jr., as delinquent taxpayer conveying to David Pritchard of record as

Instrument Number 20190801-0076089 in the Register's Office for Davidson County, Tennessee; the said David Pritchard having since died testate on September 19, 2018, and by his Last Will and Testament of record as Instrument 20190801-0076089 in the Register's Office for Davidson County Tennessee, and as Docket Number 18P1830, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Susan Pritchard, Executor of the Estate of David Pritchard having been authorized to sell, transfer and convey the subject property without joinder of any beneficiary.

This is unimproved property known as **0 Creek Street, Nashville, TN 37210.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30TH day of September, 2019.

The Estate of David Pritchard

Susan Pritchard, Executor

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

Witness my hand and official seal this 30TH day of September, 2019.

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Susan Pritchard, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Executor of the Estate of David Pritchard and that as Executor she is authorized to execute the within instrument as Executor and further acknowledged that she executed the within instrument for the purposes therein contained.

Notary Public EMILY A HARRIS
My Commission Expires: JUNE 27 2021
SolomonParks Title & Escrow 19-000229-528

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Emily A. Harris, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires June 27, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Certificate of Authenticity

I, John W. Bishop, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)