WARRANTY DEED

Karen Johnson Davidson County
Batch# 306383 DEEDWARR
10/25/2019 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20191025-0109644

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/23/2023
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Jodi Jackson, McMichael & Gray, P.C., 424 Church Street, Suite 2044, Nashville, TN 37216

File No.: TN-NAS-190164-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brian A Prindle	Reserve	086-02-0-063.00
(NAME)	(NAME)	
6005 Lopez Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy-One Thousand Three Hundred Forty-Nine And 75/100 Dollars ($371,349.75), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
COLT PRINCE AND ASHLEE PRINCE, husband and wife
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
BRIAN A PRINDLE, a married man
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:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Dodson Heights of record in Plat Book 2900, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashlee Alexander and Colt Prince, both unmarried by Warranty deed from Maria Jose Cortez, a married person of record in Instrument No. 20160302-0020175 Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on March 02, 2016. (Value of consideration shown in aforementioned deed $167,000.00.) Being also known as 6005 Lopez Lane Hermitage, Tennessee 37076.

Grantors having since married and Ashlee Alexander is now known as Ashlee Prince.

unimproved ☒
This is improved ☐ property, known as 6005 Lopez Lane, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 22nd day of October, 2019

Colt Prince

Ashlee Prince

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, Colt Prince and Ashlee Prince, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at the office, this 22nd day of October, 2019.

Commission Expires: 12-22-19

Notary Public

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

