Karen Johnson Davidson County
Batch# 369965 DEEDWARR
03/10/2020 10:57:06 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20200310-0026761

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is gr
this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 9 day of March 2020.

Notary Public
My commission expires: _____

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Monica Pruitt 5304 Patience Drive Smyrna, TN 37167	New Owner	119-05-0-297.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara Ann Smith (Life Estate), Damon Smith, Lisa Swett, Karen Smith, and Gail Smith,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Monica Pruitt, a married person,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Map of the Resubdivision of Lots 4, 5, 6, 7, 8, 9 in Block 27, Lots 2, 3, 5, 6 in Block 26 and Blocks 23 and 24, Cumberland Nurseries, of record in Book 161, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed legal description.

Being the same property conveyed to Barbara Ann Smith by Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington D.C. dated December 21, 1992 of record in Book 8824, page 792, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Damon Smith, Lisa Swett, Gail Smith and Karen Smith by Quitclaim Deed from Barbara Ann Smith reserving a life estate dated July 11, 2019 of record as Instrument No. 20190723-0072233, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 210 Joyner Ave, Nashville, TN 37210.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 9th day of March, 2020.

Barbara Ann Smith

Barbara Ann Smith

Damon Smith

Lisa Swett

Karen Smith

Gail Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara Ann Smith, Damon Smith, Lisa Swett, Karen Smith, and Gail Smith,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 9th day of March, 2020.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2020036583

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020