Karen Johnson Davidson County
Batch# 372548 DEEDWARR
03/16/2020 09:40:59 AM 2 pgs
Fees: $13.00 Taxes: $640.10
20200316-0028611

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 greater, fc
this transfer is $173,000.00

Affiant

Subscribed and sworn to before me, this 12 day of Mrch 20.20

Notary Public
My commission expires: 12-24-21

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	071-11-0-056.00

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, **Larry Amos Dortch, a married person,** 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 Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Meridian Court, as of record in Book 2854, page 105, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a concrete monument in the west margin of Meridian Street, the northeast corner of Lot No. 1; thence with said margin of said street southerly 24.24 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve southwestwardly 40.88 feet to a concrete monument in the northerly margin of Meridian Court; thence with said margin of said Court, westwardly 169.76 feet to a point, the common front corner of lots Nos. 1 and 2; thence with the line between said lots northerly 57.6 feet to a point in the south margin of J. L. Sharp's Land; thence with his said line eastwardly 206.66 feet to the point of beginning.
>
> Being the same property conveyed to Larry Amos Dortch by Personal Representative's Deed from Larry Amos Dortch and Rebecca Jane McCaskill, Co-Executor and Executrix of the Estate of Elise May Dortch, deceased, dated May 19, 2016 of record as Instrument No. 20160610-0059104, 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 having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

This property is improved property known as 1416 Meridian St, Nashville, TN 37207

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 12th day of March, 2020.

Larry Amos Dortch

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 **Larry Amos Dortch,** 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 12th day of March, 2020.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2020036585

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