Karen Johnson Davidson County
Batch# 373647 DEEDWARR
03/17/2020 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20200317-0029434

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-18-2023
(AFFIX SEAL)

JILL SIMMONS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John F. Pratt and Marie E. Pratt	John F. Pratt and Marie E. Pratt	Parcel ID: 053 08 0 126.00
(NAME)	(NAME)	
405 30th Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **George B. James, Jr.**, Administrator of the Estate of John Ward, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John F. Pratt and Marie E. Pratt, husband and wife**, 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 part of Lot No. 9 of Block 20 on the Map of Dabbs and Elliott's Subdivision of Old Hickory, Tennessee of record in Plat Book 547, Page 127, in the Register's Office for Davidson County, Tennessee. Said part of Lot 9 fronts 40 feet on the northwesterly side of 30th Street and runs back between parallel lines 144 feet to an alley.

Being the same property conveyed to Joyce Smith by Warranty Deed from Elizabeth Griggs, Administrator for the Estate of Wetona Lucille Fort Brady dated March 9, 2010 and recorded March 16, 2010 in Instrument No. 20100316-0019692, in said Register's Office for Davidson County, Tennessee.

The said Joyce Smith, a/k/a Joyce James Smith died intestate on October 16, 2016, leaving her son, John Barry Ward, as her sole heir at law. See Affidavits of Heirship recorded as Instrument No. 20191231-0135192 and 20191231-0135193, in the Register's office for Davidson County, Tennessee.

The said John Barry Ward died on June 21, 2019, leaving his uncle, George B. James, Jr. as Adminstrator. The Estate of John Barry Ward has been probated in the Probate Division of the Circuit Court for Davidson County, Tennessee, Docket No. 19P-1242.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 405 30th Street, 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 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 9th day of March, 2020

George B. James, Jr., Administrator of the

Estate of John Ward

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared George B. James, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Administrator of the Estate of John Ward, and acknowledged that he executed the same as the free act and deed of George B. James, Jr., for the purposes therein contained.

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

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)