**BOX 10-A**

## WARRANTY DEED

Karen Johnson Davidson County
Batch# 404869 **DEEDWARR**
05/22/2020 11:54:07 AM 2 pgs
Fees: $13.00 Taxes: $99.90

20200522-0053464

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2021

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ryan Shamsaie | **SAME** | |
| (NAME) | (NAME) | |
| 1333 W. .Running Brook Road | | 112-00-0-014.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, i, **SUSAN PRITCHARD, EXECUTRIX OF THE ESTATE OF DAVID PRITCHARD**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN SHAMSAIE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN CHEATHAM COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**A certain tract or parcel of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Smith, Engineers, Company, dated July 1, 1965, as follows:**

**Beginning at a point in the center of Old Charlotte Pike, which point is the N. E. corner of the tract conveyed to Joe A. Mann, Trustee, from Marguerite L. Railey Weaver, a widow, by deed of record in Book 3795, page 469, RODC., Tennessee, thence South 3 degrees West 880 feet to a point; thence North 88 degrees West 247 feet to a point; thence North 5 degrees 35 minutes West 335 feet to a point; thence North 17 degrees East 460 feet to a point in the center of Old Charlotte Pike; thence with the center line of Old Charlotte Pike North 57 degrees 30 minutes East 223 feet to the point of beginning.**

**Being the same property conveyed to Donnie E. Pedigo, unmarried by Warranty Deed from Joe Barnes, Jr., and wife, Katherine Barnes, of record in Book 5354, page 449, Register's Office for Davidson County, Tennessee, dated February 12, 1977.**

**Being the same property conveyed to David Pritchard pursuant to Final Decree Confirming Sale from the Clerk & Master for the Chancery Court of Davidson County, Tennessee, of record in Instrument No. 20080926-0097999, Register's Office for Davidson County, Tennessee, dated September 24, 2008**

**The said David Pritchard died testate on September 19, 2018, and by his Last Will and Testament filed as Probate Docket No. 18-1830 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, and recorded as Instrument Number 20190801-0076089, Register's Office for Davidson County, Tennessee, instructed that all real property owned by him at the time of his death be deemed as personal property and subject to the control of his Executor. Under the terms of said will, Susan Pritchard, was appointed as the Executor of the estate, with full power and authority to sell the subject property without joinder of any beneficiary, for the purpose of facilitating the distribution of the estate to the beneficiaries named in said will.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved X
This is improved property, known as 0 Old Charlotte Pike, Pegram, TN 37143
(House Number) (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 my hand this 20 day of May, 2020

THE ESTATE OF DAVID PRITCHARD

BY: Susan Pritchard

SUSAN PRITCHARD, EXECUTRIX

STATE OF PA
COUNTY OF COLUMBIA

Personally appeared before me, the undersigned notary public, Susan Pritchard with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the executor of the David Pritchard Estate and is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 20th day of MAY, 2020.

Commission expires: 8/18/22

EILEEN CIZEWSKI
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Eileen Cizewski, Notary Public
Columbia County
My commission expires August 18, 2022
Commission number 1226924
Member, Pennsylvania Association of Notaries