BOX 10-A

(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 421107 **DEEDWARR**
06/19/2020 12:13:54 PM 2 pgs
Fees: $13.00 Taxes: $147.63

20200619-0065395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF June, 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
Plumbers & Pipefitters Local 572 Building Corp	**SAME**	
(NAME)	(NAME)	
225 Ben Allen Road		060-08-0-101.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(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 **PLUMBERS & PIPEFITTERS LOCAL 572 BUILDING CORP**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 9 on the Plan of Bakerwoods, Section One, of record in Plat Book 7900, Page 694, 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 Juan Jose Aquilar and wife, Maria R. Perez by Warranty Deed from Cumberland Properties, LLC, of record in Instrument No. 20050204-0013285, Register's Office for Davidson County, Tennessee, dated January 31, 2005

Being the same property conveyed to David Pritchard by Final Decree Confirming Sale from Clerk and Master, of record in Instrument No. 20080926-0097998, Register's Office for Davidson County, Tennessee, dated September 05, 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 x property, known as 236 Broadmoor Drive, Nashville, TN 37207
(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 17 day of June, 2020

THE ESTATE OF DAVID PRITCHARD

BY: _____
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 17th day of JUNE, 2020.

Commission expires: 8/18/22

_____
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