Karen Johnson Davidson County
Batch# 465586 DEEDWARR
08/27/2020 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $808.45
20200827-0097471

WARRANTY DEED

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark W. Moore		091 10 0 387.00
(NAME)	(NAME)	
5405 Illinois Avenue	4456 Pond Creek Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Pegram, TN 37143	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Leslie R. Pruitt and Brenda J. Kennedy devisees on the Last Will and Testament of the Estate of JD Pruitt, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Mark W. Moore, an unmarried man, hereinafter called the GRANTEE(S), his/her/their 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. 30 on the Revised Plan of Section 1, Morrow Meadows, as of record in Book 2083, Page 105 and corrected in Book 2394, Page 61, each in the Register's Office for said County.

Said Lot No. 30 fronts 50 feet on the southeasterly side of Illinois Avenue and runs back 110 feet on the northeasterly line and 125 feet on the southwesterly line to a dead line in the rear measuring 52.20 feet thereon.

Being the same property conveyed to James D. Pruitt and wife, Betty J. Pruitt by Deed from A. H. Johnson and wife, Malvin Johnson, dated 04/20/1958 and recorded 04/24/1958 of record in Book 2746, Page 283, Register's Office for Davidson County, Tennessee.

The said Betty J. Pruitt died on 03/02/2015, leaving the said James D. Pruitt the sole surviving tenant by the entirety.

The said James D. Pruitt died testate on 06/14/2019, devising subject property to Brenda J. Kennedy and Leslie R. Pruitt, as evidenced in Order for Probate Only of record in Instrument 20191030-0111348, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5405 Illinois Avenue, Nashville, TN 37209

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 27th day of August, 2020.

Leslie R. Pruitt

Brenda J. Kennedy

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie R. Pruitt and Brenda J. Kennedy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of August, 2020.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

202008270097471

True Copy Certification

I, Dakotah Harvey, do hereby make oath that I am a licensed attorney and/or the 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.

Dakotah Harvey
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Dakotah Harvey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Shelby
Notary's Signature

My Commission Expires: _____

