Name and Address of New Owner:
USTN Properties, Inc.
2617 Bowwater Lane
Antioch, TN 37013

Send Tax Statements To:
SAME

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-20081811

Map and Parcel: 136 15 0 037.00

Karen Johnson Davidson County
Batch# 515588 DEEDWARR
11/12/2020 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20201112-0133740

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Pritchett and Shirley Pritchett, husband and wife,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **USTN Properties, Inc., a Tennessee corporation,** 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, and being all of Lot No. 12, Section Two, Harbour Town Village, according to survey and plat of same appearing of record in Book 4675, page 146 and 147, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to William Pritchett, married by Warranty Deed filed for record on September 21, 1999 in Book 11669, page 977, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Harbour Town Village of record in Book 4931, page 667, said Registers Office; All matters as set forth per Book 4675, page 146 and 147, said Register's Office.

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.

This is improved property known as: 3330 Anderson Road, Nashville, TN 37217

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, its heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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.

Shirley Pritchett, spouse of William Pritchett, hereby joins in this conveyance to convey all her right, title and interest in and to the subject property.

WITNESS my hand this 10 day of November, 2020.

William R Pritchett
William Pritchett

Shirley Pritchett
Shirley Pritchett

State of Tennessee

County of Rutherford

Personally appeared before me, William Pritchett and Shirley Pritchett with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 of November, 2020.

JOHN PARKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 1-20-21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00.

Affiant Signature

Subscribed and sworn to before me, this 10th day of November, 2020.

LAURA L VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 9/19/22

True Copy Certification

I, Lynn Vaught, 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.

Signature

State of Tennessee

County of Rutherford

Personally, appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2023

