Karen Johnson Davidson County
Batch# 522134 DEEDWARR
11/30/2020 12:36:20 PM 2 pgs
Fees: $13.00 Taxes: $1,417.10
20201130-0138971

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SB-2SR-20-1800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $383,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of November, 2020.

Notary Public
My commission expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Justin Pruett	NEW OWNER	071-08-0 317.00
1800 Joy Circle		
Nashville, TN 37207		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELFERSY PROPERTIES, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JUSTIN PRUETT,** Unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

EDWARD

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Joywood, of record in Book 974, Page 45, in the 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 Elfersy Properties, LLC, by deed from Avi Elfersy, dated 07/01/2020, of record in Instrument No. 20200706-0072336, Register's Office for said County.

Being the same property conveyed to Avi Elfersy by deed from Charlie Benton Davidson, Jr., Bettye Jean Restle, and David Dwayne Davidson, dated 11/27/2019, of record in Instrument No. 20191203-0124480, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1800 Joy Circle, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 2nd day of November, 2020.

Elfersy Properties, LLC

By: Avi Elfersy, Member

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Avi Elfersy,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Member of the within named bargainor, a LLC, and that he, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Avi Elfersy as such Member.

Witness my hand and official seal this 2nd day of November, 2020.

My Commission Expires:
7/9/2024

Notary Public

JOHN C. ELROD
DAVIDSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC