Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me, this 29 day of October 2020.

Notary Public
My commission expires: _____

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 5-7-2024

Karen Johnson Davidson County
Batch# 528628 DEEDWARR
12/10/2020 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20201210-0144336

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer L. Lusty	New Owner	$1,356.00
1416 Meridian St		
Nashville, TN 37207		

Tax ID: 071110056.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monica Pruitt, a married person,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jennifer L. Lusty,** unmarried woman, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Meridian Court, as of record in Book 2854, page 105, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the west margin of Meridian Street, the northeast corner of Lot No. 1; thence with said margin of said street southerly 24.24 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve southwestwardly 40.88 feet to a concrete monument in the northerly margin of Meridian Court; thence with said margin of said Court, westwardly 169.76 feet to a point, the common front corner of lots Nos. 1 and 2; thence with the line between said lots northerly 57.6 feet to a point in the south margin of J. L. Sharp's Land; thence with his said line eastwardly 206.66 feet to the point of beginning.

Being the same property conveyed to Monica Pruitt, a married person, by Warranty Deed from Larry Amos Dortch, a married person, dated March 12, 2020 of record as Instrument No. 20200316-0028611, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

This property is improved property known as 1416 Meridian St, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set

out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 29th day of October, 2020.

Monica Pruitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monica Pruitt,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of October, 2020.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2020096827

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024