WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/23 (AFFIX SE

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

M-MP-20-105

Karen Johnson Davidson County
Batch# 544056 **DEEDWARR**
12/31/2020 02:18:07 PM 2 pgs
Fees: $13.00 Taxes: $860.25

20201231-0155235

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lee Pritchett Young	**New Owner**	
(NAME)	(NAME)	
2978 Polo Club Road		**131-08-0D-105.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM RUSSELL PRITCHETT, AN UNMARRIED MAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LEE PRITCHETT YOUNG, A MARRIED WOMAN,** hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 105, together with the appurtenant interest in the common elements of Park Glen, a horizontal property regime established by Master Deed of record in Book 6578, page 379, amended in Book 9473, page 900 and in Instrument No. 200203140032069, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed, and being located on Lot No. 3 on the Plan of Park Glen of record in Plat Book 6250, page 188, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Margaret M. Pritchett by Warranty Deed from Sallie F. Maddin, unmarried, of record in Instrument No. 20150528-0048943, Register's Office for Davidson County, TennesEsee, dated May 26, 2015 and recorded on May 28, 2015.

The said Margaret M. Pritchett died on December 21, 2019, and by her Last Will and Testament filed as Case No. 20P1034 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised the subject property equally to her two children, Lee Pritchett Young and William Russell Pritchett, and further appointed her daughter, Lee Pritchett Young, as the Executrix of her estate. The said Margaret M. Pritchett is one and the same as Margaret Massey Pritchett.

Further being the same property conveyed to William Russell Pritchett, an unmarried man and Lee Pritchett Young, a married woman, as tenants in common, by Quitclaim Deed from Lee Pritchett Young, Executrix of the Estate of Margaret Massey Pritchett, of record in Instrument No. 20201231-0155234, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 188, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Park Glen of record in Book 6413, Page 475, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Park Glen of record in Book 6578, Page 379, Register's Office for Davidson County, Tennessee, with By-Laws of Park Glen appended thereto as Exhibit "B", and as amended in Book 9473, Page 900 and Instrument No. 20020314-0032069, in the Register's Office for Davidson County, Tennessee.
- Charter of Park Glen Homeowners Association of record in Book 7448, Page 832, as amended in Book 8438, Page 40, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibits "C" and ""D" to the Master Deed establishing a Horizontal Property Regime of Park Glen of record in Book 6578, Page 379, Register's Office for Davidson

County, Tennessee.

- Grant of Anchor Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through The Electric Power Board of said government, of record in Instrument No. 20160714-0072320, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **105 Park Glen, Nashville, Tennessee 37204**.

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; 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), 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 17th of DECEMBER, 2020.

William Russell Pritchett

STATE OF Washington)
COUNTY OF Clark)

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

Witness my hand and official seal, this the 17th of December, 2020.

Notary Public

My Commission Expires: November 19, 2021

(SEAL)

DONNA L JOHNSON
Notary Public
State of Washington
My Appointment Expires
Nov 19, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212