Karen Johnson Davidson County
Batch# 573502 DEEDWARR
02/12/2021 09:51:40 AM 2 pgs
Fees: $13.00 Taxes: $536.50
20210212-0020214

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 gre
this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 1 day of February 2021.

Notary Public
My commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Monica Pruitt 5304 Patience Drive Smyrna, TN 37167	New Owner	050-06-0-031.00

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, **E. J. Hyde, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Monica Pruitt, a married 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. 85 on the revised plan of Village by the Creek Section Three, of record in Book 5200, page 785, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts 99.40 feet on the southwesterly margin of Standing Stone Drive and extends back 153.84 feet on the northwesterly line and 124.60 feet on the southeasterly line to a dead line in the rear, measuring 52.97 feet thereon.

Being the same property conveyed to E.J. Hyde, unmarried, by Warranty Deed from Martha A. Jackson, unmarried, dated October 30, 2009 of record as Instrument No. 20091102-0100826, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to E.J. Hyde, unmarried, by Quitclaim Deed from Boyce Davis, Jr. dated 2-12-21 and of record as Instrument No. 20210212 0020213 Register's Office for Davidson County, Tennessee. Said Quitclaim was executed and made of record to resolved prior issues in the chain of title.

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 property is improved property known as 3505 & 3507 Standing Stone Dr, 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 1st day of February, 2021.

E. J. Hyde

E. J. Hyde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **E. J. Hyde,** 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 1st day of February, 2021.

Jacqueline G Brown

Notary Public

My Commission expires: 3-8-22

FILE NO: 2021016931

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY