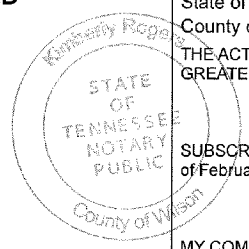
Karen Johnson Davidson County
Batch# 584879 DEEDWARR
03/04/2021 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $810.30
20210304-0028558

WARRANTY DEED



State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 6a 9-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erica Renee Francis	New Owner	163050A01300CO
(NAME)	(NAME)	
5170 Hickory Hollow Parkway, #901		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Shannon M. Prunty (formerly known as Shannon M. McCrary) and Aruthur Enich Prunty, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Erica Renee Francis, an unmarried woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 13 on the Plan of Hickory Hollow Townhomes, (Mill Park), Phase 1, of record in Plat Book 9700, Page 686, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Shannon M. McCrary, unmarried by deed dated July 23, 2014 from Terry C. Salter and wife, Julie Salter of recored in Instrument No. 20140725-0066164, Register's Office for Davidson County, Tennessee.

Shannon M. McCrary having since married and is now known as Shannon M. Prunty.

unimproved ☐

This is improved ☑ property, known as 5170 Hickory Hollow Parkway, #901, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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/our hands this 25th day of February, 2021.

Shannon M. Prunty

Arthur Enich Prunty

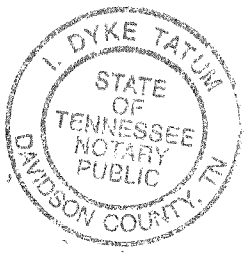
joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property by virtue of his marriage to Shannon M. Prunty.

State of Tennessee
County of Davidson

On this 25th day of February, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Shannon M. Prunty and Arthur Enich Prunty, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 25th day of February, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021



File No.: 21-Francis

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

