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WARRANTY DEED

Karen Johnson Davidson County
Batch# 622509 DEEDWARR
04/26/2021 12:58:37 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20210426-0055159

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant Theresa L. Smith

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2021

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: 5/3/2021

(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
Eric Sox	Eric Sox	059080A10300CO
(NAME)	(NAME)	
7051 Highway 70 South, #315	7051 Highway 70 South, #315	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, **Tawanna Petway, Michael Cheatham, and Jerome Wilkerson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eric Sox,** 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:

Land in Davidson County, Tennessee, being Lot(s) 103, as shown on the map entitled Park Preserve A Cluster Lot PUD (Phase 1B), of record in Instrument No. 20131125-0120909, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jerome Pruitt by deed dated May 20, 2016 from Habitat for Humanity of Greater Nashville of record in Instrument No. 20160531-0054221, as corrected in Instrument No. 20161207-0128578, Register's Office for Davidson County, Tennessee. The said Jerome Pruitt has since died on July 16, 2019, survived by his heirs at law being Tawanna Petway, Michael Cheatham and Jerome Wilkerson. (See affidavit of Heirship).

unimproved ☐

This is improved ☑ property, known as 4156 Polk Forest Circle, Nashville, TN 37207
(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 23rd day of April, 2021.

Tawanna Petway

Michael Cheatham

Jerome Wilkerson

State of Tennessee
County of Davidson

On this 23rd day of April, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Tawanna Petway, Michael Cheatham, and Jerome Wilkerson, 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 23rd day of April, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 21-Box

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN