BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 631936 DEEDWARR
05/10/2021 08:59:13 AM 3 pgs
Fees: $18.00 Taxes: $776.63

20210510-0062122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF May, 20 21.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Agnew and Heidi Agnew	**SAME**	
(NAME) **1659 Sunset Road**	(NAME)	**Map 183-00-0**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	Parcels 167 and 160
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SUSAN PRITCHARD, EXECUTOR OF THE ESTATE OF DAVID PRITCHARD**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLEN AGNEW AND HEIDI AGNEW, HUSBAND AND WIFE,** 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:

Parcel 1: Map/Parcel 183-00-0-167.00

Land in Davidson County, Tennessee, being Tract 14B on the Final Subdivision Plan of "Re-Subdivision of Tract 14, Jennings Property", recorded in Plat Book 7900, Page 824, as corrected in Instrument Number 20080918-0095166, Registers Office for Davidson County, Tennessee.

Beginning at an iron rod on the Easterly right-of-way of Burkett Road, said point being the Southwesterly corner of John W. Vaughn, said point also being the Northwesterly corner of subject tract; thence with the Vaughn Property, South 84 degrees 00 minutes 02 seconds East, 382.15 feet to an iron rod; thence South 5 degrees 59 minutes 57 seconds West, 476.60 feet to an iron rod; thence with the property of the Metropolitan Government of Nashville and Davidson County, North 88 degrees 05 minutes 29 seconds West, 9.94 feet to an iron rod; thence North 85 degrees 57 minutes 55 seconds West, 296.68 feet to an iron rod; thence with property of James L. Heard, North 22 degrees 59 minutes 11 seconds West, 192.98 feet to an iron rod on the Easterly right-of-way of Burkett Road; thence with said right-of-way, North 9 degrees 11 minutes 38 seconds East, 319.17 feet to the point of beginning and containing 4.19 acres according to a survey made by R.L. Spears, Tennessee License No. 126, dated November 3, 1994.

Parcel 2: Map/Parcel 183-00-0-160.00

Land in Davidson County, Tennessee being described as follows: Beginning at an iron rod located at the Northerly property line of Cain Ridge Park, thence South 67 degrees 23 minutes 29 seconds West following the property line of Cain Ridge Park a distance of 110 feet more or less, thence North 7 degrees 32 minutes 58 seconds East following Burkett Road right of way a distance of 209 feet more or less to an iron rod, thence South 22 degrees 59 minutes 11 seconds East following the property line of Woodbine Baptist Church a distance of 192.98 feet to the beginning and containing 0.25 acres, more or less.

Being the same property conveyed to Shehla Khan by Warranty Deed from Woodbine Baptist Church of record in Instrument No. 20131104-0114173, Register's Office for Davidson County, Tennessee, dated October 04, 2013.

The subject property was subsequently sold in a tax sale as evidenced by Report of Sale in Instrument No. 20161219-0133055, as to Tract 1, and Instrument No. 20170725-0075105, Register's Office for Davidson County, Tennessee, as to Tract 2.

Being the same property conveyed to David Pritchard by Final Decree Confirming Sale from the Clerk & Master for the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20170308-0022979, Register's Office for Davidson County, Tennessee, dated February 03, 2017

Being the same property conveyed to David Pritchard by Final Decree Confirming Sale from the Clerk & Master for the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20171017-0106378, Register's Office for Davidson County, Tennessee, dated September 08, 2017.

The said David Pritchard died testate on September 19, 2018, and by his Last Will and Testament filed as Probate Docket No. 18-1830 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, instructed that all real property owned by him at the time of his death be deemed as personal property and subject to sale by his Executor. Under the terms of said will, Susan Pritchard, was appointed as the Executor of the estate, with full power and authority to sell the subject property without joinder of any beneficiary, for the purpose of facilitating the distribution of the estate to the beneficiaries named in said will.

Quitclaim Deed of record in Instrument No. 20210510-0062121, **said Register's Office.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved X
This is improved property, known as 6211 Burkitt Road & 0 Battle Road, 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 hand this 5TH day of MAY, 2021.

THE ESTATE OF DAVID PRITCHARD

BY: Susan Pritchard, Executor

SUSAN PRITCHARD, EXECUTOR

STATE OF PA

COUNTY OF COLUMBIA

Personally appeared before me, the undersigned notary public, Susan Pritchard with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the executor of the David Pritchard Estate and is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 5TH day of MAY, 2021.

Commission expires: 8/18/22

Eileen Cizewski

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Eileen Cizewski, Notary Public
Columbia County
My commission expires August 18, 2022
Commission number 1226924
Member, Pennsylvania Association of Notaries