Karen Johnson Davidson County
Batch# 650522 DEEDWARRSP
06/07/2021 12:28:30 PM 6 pgs
Fees: $33.00 Taxes: $2,162.58
20210607-0075996

THIS INSTRUMENT PREPARED BY: **C. Tucker Herndon** **Burr & Forman LLP** **222 Second Avenue South, Suite 2000** **Nashville, TN 37201**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $584,480.00. Affiant Subscribed and sworn to before me, this 3rd day of June, 2021. Notary Public My Commission Expires: May 7, 2024

KRISTIE PUTMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
Brent Lawrence Daveta Lawrence 4709 Tanglewood Drive Nashville, Tennessee 37216	New Owner	063-00-0-074.00 and 063-00-0-077.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WILESE DENISE PRIDEMORE** ("Grantor"), has bargained and sold, and does hereby transfer and convey unto **BRENT LAWRENCE** and wife, **DAVETA LAWRENCE** (collectively, the "Grantee"), and the Grantee's heirs and assigns, the following described tracts or parcels of land located in Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (collectively, the "Land").

The Land is unimproved property located at 0 Pawnee Trail and 0 Hudson Road, Madison, Davidson County, Tennessee 37115. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs and assigns, forever. Grantor covenants and binds herself, her heirs and assigns to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 3rd day of June, 2021.

GRANTOR:

Wilese Denise Pridemore

WILESE DENISE PRIDEMORE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a notary public of the state and county aforementioned, personally **WILESE DENISE PRIDEMORE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 3rd day of June, 2021.

Kristie Putman

Notary Public

My Commission Expires: May 7, 2024

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Legal Description

Tract 1 06300007400

Being a tract of land on the 11th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the center of Pawnee Trail, 793.3 feet Easterly from the Southeast corner of Hudson Road and Pawnee Trail, said point being also the Northeast corner of Lot No. 5 on survey made by Harvey Gee, Surveyor, May 17, 1948; thence with the Southern boundary line of a tract of land owned by Daniels, North 75 deg. 15' East 2062.5 feet to an iron pin in the Northwest corner of a 21.9 acre tract of land shown on said survey; thence with the Western boundary line of said 21.9 acre tract, South 13 deg. 18' East 345 feet to a 30-inch Walnut in the Northeast comer of a 13.1 acre tract of land shown on said survey; thence with the Northern boundary line of said 13.1 acre tract, South 73 deg. 36' West 1821.4 feet to an iron pin, South 75 de. 15' West 234.8 feet to the Southeast corner of said Lot No.5; thence with the Eastern boundary line of said Lot No.5, North 14 deg. 30' West 400 feet to the beginning, containing 17.8 acres, more or less.

Being the same property conveyed to William Joel Dillard and wife, Wilese Denton Dillard by Warranty deed from James Watt Dillard and William Joel Dillard of record in Book 3927, page 132, Register's Office for Davidson County, Tennessee, dated August 16, 1965 and recorded on August 24, 1965.

Being the same property conveyed to Wilese Denton Dillard and Wilese Denise Pridemore by Quitclaim deed from Wilese Denton Dillard of record in Instrument No. 20050103-0000405 Register's Office for Davidson County, Tennessee, dated January 3, 2005 and recorded on January 3, 2005. (Value of consideration shown in aforementioned deed $0.00.)

Tract 2 06300007700

Being a tract of land on the 11 th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Western water line of the Cumberland River at the Northeast corner of a tract of land owned by Dillard; thence with the Northern boundary line of said Dillard tract, South 81 deg. 3 ' West 539.9 feet to the Southeast corner of a 40.66 tract shown on said survey; thence with the Eastern boundary line of said 40.66 acre tract, North 40 deg. 48' West 178.9 feet to an 18-inch oak, North 42 deg. 51' West 26.1 feet to a point, North 20 deg. 50' West 65.6 feet to an 8-inch Walnut, North 39 deg. 31 ' West 273.5 feet to a fence post, North 37 deg. 20' West 210.3 feet to another fence post; thence North 28 deg. 59' West 390 feet to a 30-inch Walnut in the Southeast corner of a 17.8 acre tract of land ; thence with the Eastern boundary line of said 17.8 acre tract, North 13 deg. 18' West 345 feet to an iron pin in the Southern boundary line of a tract of land owned by Daniels; thence with the Southern boundary line of said Daniels tract of land, North 75 deg. 14' East 582.8 feet to the water line of the Cumberland River; thence with the water line of the said Cumberland River, South 36 deg. 53' East 400.9 feet to a point, South 25 deg. 15' East 604.6 feet to a point, South 21 deg. 56' East 173.4 feet to a point and South 24 deg. 24' East 337.2 feet to the beginning, containing 21.9 acres, more or less.

Being the same property conveyed to William Joel Dillard and wife, Wilese Denton Dillard by Warranty Deed of record in Book 4188, page 512, Register's Office for

Davidson County, Tennessee.

William Joel Dillard having since died.

Being the same property conveyed to Wilese Denton Dillard and Wilese Denise Pridemore by Quitclaim Deed of record in Instrument No. 20050103-0000404 Register's Office for Davidson County, Tennessee.

Wilese Denton Dillard having since died, leaving daughter Wilese Denise Pridemore per Affidavits of Heirship at 20141015-0095327 and 20141015-0095328.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2021 and subsequent years, a lien, not yet due and payable.

True Copy Certification

I, Kristie Putman, do hereby 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.

Kristie Putman

Signature

State of Tennessee

County of Davidson

Personally appeared before me, KAREN HILLEBRAND a notary public for this county and state, Kristie Putman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen H Hillebrand

Notary's Signature

My Commission Expires: 1/3/22

Notary' Seal (if on paper)

