Karen Johnson Davidson County
Batch# 652041 DEEDWARR
06/08/2021 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20210608-0076869

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:
3-8-25
(AFFIX SEAL)

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-01772

Address of New Owner:	Send Tax Bills to:	Tax Information:
Dennis L. Smith and Terry L. Smith 814 Old Coach Pl Hermitage, TN 37076	Same As Owner	064-12-0-A-814.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ronald Sheldon Pridgen and Suzanne Elizabeth Pridgen Wade, devisees of the Last Will and Testament of Doris James Pridgen, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dennis L. Smith, married and Terry L. Smith, unmarried, as tenants in common with rights of survivorship**, hereinafter called the Grantees, their successors 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 Unit No. 814, on the plan of Fox Run, First Revision - Part of Sec. 2, as shown by plat of record in Book 5200, Page 357, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Ronald Sheldon Pridgen and Suzanne Elizabeth Pridgen Wade in their capacity as Executors of the Estate of Doris James Pridgen join the execution this instrument for the purpose of quitclaiming and conveying such interests, if any, that the Estate may have in the above-described property and to relinquish the right bring said property into the administration of the Estate in the event of a subsequent insolvency.

Being the same property conveyed to Doris E. Pridgen by deed from Evelyn McDonough, a widow, dated April 16, 1993, recorded April 27, 1993, of record in Book 8926, Page 716, in the Register's Office for Davidson County, Tennessee. The said Doris E. Pridgen, also known as Doris James Pridgen, having since died testate on December 21, 2019. The Last Will and Testament was admitted to Probate by Order of the Seventh Circuit Court of Davidson Co., TN, entered February 13, 2020, in Docket No. 20P216. Said Order appointed Ronald Sheldon Pridgen and Suzanne Elizabeth Pridgen Wade as Executors of the Estate and Letters Testamentary were issued to them. The Last Will and Testament of Doris E. Pridgen directs that real estate be sold and that proceeds divided equally between her children, which the Last Will and Testament states are Ronald Sheldon Pridgen and Suzanne Elizabeth Pridgen Wade. The Last Will and Testament further devises all of the residuary to Ronald Sheldon Pridgen and Suzanne Elizabeth Pridgen Wade.

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

This property is improved property known as: 814 Old Coach Pl, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of June, 2021

Ronald Sheldon Pridgen
Ronald Sheldon Pridgen, individually and as
Executor of Estate of Doris James Pridgen

Suzanne Elizabeth Pridgen Wade
Suzanne Elizabeth Pridgen Wade, individually and as
Executor of Estate of Doris James Pridgen

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ronald Sheldon Pridgen, Executor of the Estate of Doris James Pridgen, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 4 day of June, 2021.

Notary Public at Large

My commission expires: 4/26/25

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Suzanne Elizabeth Pridgen Wade, Executor of the Estate of Doris James Pridgen, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 4 day of June, 2021.

Notary Public at Large

My commission expires: 4/26/25

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

E-RECORD FEE $3.00

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: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY