DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $469,000.00. Brian Mitchell Affiant Subscribed and sworn to before me, this 24th day of June, 2021. Dawn Martin Notary Public My commission expires: 10/2/23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 669759 **DEEDWARR**
07/01/2021 01:27:52 PM 2 pgs
Fees: $13.00 Taxes: $1,735.30
20210701-0089445

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John William Pryor and Allison Tarics	new owners	**119-14-0-122.00**
2923 Wingate Ave.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Steven J. Pulk, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John William Pryor, an unmarried man, and Allison Tarics, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Tuggle Heights of record in Plat Book 1130, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 55 fronts 64 feet on the Westerly side of Wingate Avenue and runs back 151.9 feet on the Southerly line and 144.5 feet on the Northerly line to a dead line, measuring 65 feet thereon.

Being the same property conveyed to Steven J. Pulk, unmarried by Warranty deed from Sandra K. Stinson, unmarried, and William Robert Redd, Jr, unmarried of record in Instrument No. 20200922-0108811 Register's Office for Davidson County, Tennessee, dated September 22, 2020 and recorded on September 22, 2020.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DW 58-VRS-21-2923

SP 11/2015

This is improved property known as **2923 Wingate Ave., Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of June, 2021.

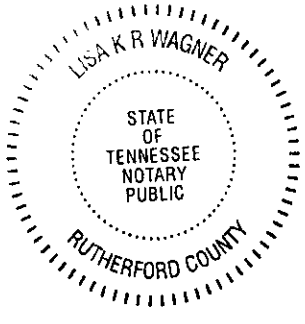
Steven J. Pulk

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Steven J. Pulk, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24th day of June, 2021.

Notary Public
My Commission Expires: Sept. 21, 2024



SolomonParks File No. 21-000196-529