Karen Johnson Davidson County
Batch# 697517 DEEDWARR
08/13/2021 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20210813-0109869

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Samantha Blanco
Affiant

Subscribed and sworn to before me, this 13th day of August, 2021.

Jennifer Russell
Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The 6241 Rocky Top Dr Trust	**SAME**	**176050B14800CO**
PO BOX 695		
MADISON, TN 37116		

FOR AND IN 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 ACKNOWLEDGE, WE,

Gaylon Pridmore and Melissa Pridmore, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 6241 Rocky Top Dr Trust

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 No. 246, on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Page 885-887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Gaylon Pridmore and wife, Melissa Pridmore, by Warranty Deed from Robert L. Jackson and wife, Mary C. Jackson, dated July 30, 2003, of record in Instrument No. 20030806-0111591, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 8169, Pages 564 and 588, said Register's Office.

Option executed by W. Donald Jenkins, Jr. to the Metropolitan Government of Nashville and Davidson County, Tennessee, described in that certain Warranty Deed of record in Book 7224, Page 642, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 6241 Rocky Top Drive, Antioch, TN 37013.

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 in 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.

_____ Date: 8-12-21
Gaylon Pridmore

_____ Date: 8-12-21
Melissa Pridmore

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Gaylon Pridmore and Melissa Pridmore, the within named Grantor(s), 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, at office, this 12 day of August, 2021.

_____
NOTARY PUBLIC

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5-22-22

Certificate of Authenticity

I, Linzie Hahn, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-12-21.

Date

Affiant Signature

8-12-21
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 12 day of August, 2021.

Notary's Signature

My Commission Expires: 5.22.22
Date

Notary's Seal (if on paper)

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY