WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $737,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day August 2021 .

Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry R Pruitt	Larry R. Pruitt	126160A32000CO
(NAME)	(NAME)	
813 Silverbrook Court	7204 Explorer Trail	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 703207 DEEDWARR
08/24/2021 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,728.57
20210824-0114015

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Robert J Cantrell and wife Catherine J Cantrell,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Larry R Pruitt and Teresa K Pruitt, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 217, on the Plan of Riverwalk, Phase 2C, of record in Instrument No. 20040130-0011799, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.
Being the same property conveyed to Robert J. Cantrell and wife, Catherine J. Cantrell by Warranty Deed from The Jones Company of Tennessee, L.L.C., dated 02/14/2005 and recorded 02/22/2005, of record in Instrument 200502220019200, Register's Office for Davidson County, Tennessee.

This conveyance subject to All matters shown on the plat of record in Plat Instrument 200401300011799, Covenants, conditions, easements and restrictions recorded in Instrument 200111050121083, Instrument 200204240050565, Instrument 200404300049313, Instrument 200405060051985, Instrument 200603200031638, Instrument 200611030136691, Instrument 200612140154502, Easement including terms and conditions thereof as recorded in Book 513, Page 396, Book 787, Page 7, Book 4205, Page 194, Book 4226, Page 715, Book 4257, Page 647, Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324, Instrument 200107060072536, Instrument 200109190101279, Instrument 200109190101280, Instrument 200211190143687, Instrument 200211250145984, Charter of record in Instrument 200204250051371, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 813 Silverbrook Court, Nashville, TN 37221

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 23rd Day August 2021.

Robert J Cantrell

Catherine J Cantrell

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 Robert J Cantrell and Catherine J Cantrell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 23rd day of August, 2021.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public:

My Commission Expires: February 20, 2023

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

202108240114015

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 August 23, 2021.

Affiant Signature

August 23, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 23rd day of August, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-19-2025

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