Karen Johnson Davidson County
Batch# 804791 DEEDWARR
02/14/2022 11:09:27 AM 2 pgs
Fees: $13.00 Taxes: $566.10
20220214-0016672

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $153,000.00

Affiant

Subscribed and sworn to before me, this 2 day of Feb 2022.

Notary Public
My commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Monica Pruitt 5304 Patience Drive Smyrna, TN 37167	New Owner	092-06-0-167.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lila M. Williams, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Monica Pruitt, a married woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 9 and 10, Block B, on the Map of Fisk University Place as of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee. being further described as follows:
>
> Said lots adjoin and front together 60 feet on the south side of Clare Street and run back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Le Roy Williams and Lila M. Williams, his wife, by Warranty Deed from Hattie Elizabeth Palmer, an unmarried person, dated June 29, 1984 of record in Book 6331, page 150, Register's Office for Davidson County, Tennessee. The said Le Roy Williams having since died on January 10, 1999, vesting fee simple title in the wife, Lila M. Williams as surviving tenant by the entirety.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 3003 Clare Ave, Nashville, TN 37209

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 2nd day of February, 2022.

Lila M. Williams by Rhonda Denise Walker
Her Attorney-in-Fact

Lila M. Williams by Rhonda Denise Walker
Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rhonda Denise Walker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Lila M. Williams**, and who acknowledged that he executed the same as the free act and deed of **Lila M. Williams**.

Witness my hand and official seal at Franklin, Tennessee, this the 2nd day of February, 2022.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2022017326