THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239744**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,633,000.00 Affiant Subscribed and sworn to before me, this 11th day of March, 2022. Notary Public My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 822596 DEEDWARR
03/15/2022 12:04:59 PM 2 pgs
Fees: $13.00 Taxes: $6,042.10
20220315-0030041

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Bess McWherter 4028 Aberdeen Road Nashville TN 37205	New Owner	Tax Parcel ID No. 103 08 0 228.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Pritchett and Rachel P. Pritchett, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Bess McWherter**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 23 and the Westerly part of Lot No. 22 of Block "H" on the Plan of Cherokee Park, Section 2, of record in Plat Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee, and part of Mockingbird Road as abandoned and closed and shown by Bill No. 63-501 of the Ordinances of the City of Nashville, enacted March 27, 1963, and described as follows:

Beginning at a point at the intersection on North margin of Aberdeen Road at the point of the closure of Mockingbird Road as referred to in Bill above; thence Easterly along the margin of Aberdeen Road 100 feet to a point which is 25 feet East of the common corner of Lot Nos. 22 and 23; thence Northerly 187 feet, more or less, to a point, which is 26.5 feet East of the corners of Lots Nos. 22 and 23; thence Westerly along the North line and said lots, 105.23 feet to a point in the East closure line of Mockingbird Road, above referred to: thence with the line of the same, Southerly 180 feet, more or less, to the beginning.

Being the same property conveyed to William Pritchett and Rachel P. Pritchett, husband and wife, by Quitclaim Deed from William Pritchett, of record in Instrument No. 20160901-0091799, in the Register's Office of Davidson County, Tennessee, dated August 26, 2016 and recorded on September 01, 2016.

Being the same property conveyed to William Pritchett, by Warranty Deed from Brittain L. Groomes and wife, Amy A. Groomes, of record in Instrument No. 20130729-0078555, in the Register's Office of Davidson County, Tennessee, dated July 25, 2013 and recorded on July 29, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherokee Park Second Section, as recorded in Plat Book 547, Page(s) 175 & 176.

This is improved property located at 4028 Aberdeen Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 2022.

William Pritchett

Rachel P. Pritchett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Pritchett and Rachel P. Pritchett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2022.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023