WARRANTY DEED

Karen Johnson Davidson County
Batch# 832161 DEEDWARR
03/31/2022 09:53:53 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20220331-0037304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-7-23
(AFFIX SEAL)

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0736-22

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Monica Pruitt	Monica Pruitt	033-01-0-006.00
(NAME) 954 Carlin St	(NAME) 954 Carlin St	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty-Five Thousand And No/100 Dollars ($335,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ESTATE HOLDINGS LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MONICA PRUITT,** 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:

BEING a part of Lot 48 on the plan of Plantation Estates, Section 3, as of record in Book 3700, Page 141, Register's Office, Davidson County, Tennessee, as shown by a survey of John Kohl, dated April 9, 1971.

Said parts of lots form one tract or parcel which fronts 130.50 feet on the Easterly margin of Carlin Drive and runs back between unparallel lines which measure 410 feet on the North side line, 385 feet on the South side line and 101 feet on the rear.

Being the same property conveyed to Estate Holdings LLC, by Warranty Deed from Ronald L. Parish and Judith D. Parrish, dated March 30, 2022, recorded 3-31-22, of record in Instrument No. 20220331-0037300, Register's Office for Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property, known as 954 Carlin St, Goodlettsville, TN 37072

(House No.) (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 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 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 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.

Witness our hands this 30th day of March, 2022.

Estate Holdings LLC

BY:_____

Alex Inman, Member

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Alex Inman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the sole member of Estate Holdings LLC, the within named bargainor, a limited liability company, and that such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Alex Inman.

Witness my hand, at office, this 30th day of March, 2022.

_____

Notary Public

My Commission Expires: 1-7-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY