WARRANTY DEED

Karen Johnson Davidson County
Batch# 845752 DEEDWARR
04/26/2022 11:12:39 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20220426-0047842

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

James A Gammon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 3-3-26
(AFFIX SEAL)

MICHELLE FLYNN
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
James A. Gammon	Highlands Residential Mortgage, Ltd.	64-8-21.00
(NAME)	(NAME)	
4746 Kennysaw Drive	950 W. Bethany Drive , Suite 800	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Allen, TX 75013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220692

For and 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 acknowledged, I/we, **James E. Prestridge, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James A. Gammon, a single man**, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 370 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, pages 182-183, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to James E. Prestridge and wife, Leda A. Prestridge by Warranty Deed from First American Bank of Nashville, dated March 31, 1977 and filed of record in Book 5131, page 225, Register's Office for Davidson County, Tennessee. The said Leda A. Prestridge having died on or about 07/15/2006, leaving the said James E. Prestridge, the surviving tenant by the entirety and sole owner of said land. James E. Prestridge conveyed said property to Timothy L. Prestridge by Quitclaim Deed dated June 22, 2018 and filed of record in Instrument No. 20180625-0060767, said Register's Office. Timothy L. Prestridge conveyed said property to Timothy L. Prestridge and Amy L. Prestridge, Co-Trustees of The Prestridge Family Living Trust UAD 02/12/2020, dated February 12, 2020 and filed of record in Instrument No. 20200226-0021395, said Register's Office. Timothy L. Prestridge conveyed said property to James E. Prestridge by an improper Quitclaim Deed dated March 18, 2022 and filed of record in Instrument No. 20220330-0037022, said Register's Office. Timothy L. Prestridge and Amy L. Prestridge, Co-Trustees of The Prestridge Family Living Trust UAD 02/12/2020 conveyed said property to James E. Prestridge by Quitclaim Deed dated April 14, 2022 and filed of record in Instrument No. 20220419-0044816, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 4708, page 448, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 4746 Kennysaw Drive, Old Hickory, TN 37138
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 25th day of April, 2022

James E. Prestridge

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James E. Prestridge, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th of April, 2022.

Notary Public
My Commission Expires: 3.3.26

AUDREY MICHELLE FLYNN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY