Karen Johnson Davidson County
Batch# 851124 DEEDWARR
05/05/2022 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220505-0051931

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TN
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 25th DAY OF April, 2022

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor M. Vides	New Owner	
(NAME) 3530 Earhart Rd	(NAME) 3530 Earhart Rd.	11000013500
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kenneth H. Pritchett and wife, Evelyn M. Pritchett** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor M. Vides,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil District of said County, described according to an unrecorded survey made by Gary R. Dummings, Surveyor, August 16, 1967, and shown as Tract No. 9 and described as follows:

Beginning at a point in the center of Earheart Road, said point being south 671.8 feet as measured along the center line of said Earheart Road from the intersection of the center line of said Earheart Road and Hessey Road; thence south 86° 25' west 1015.0 feet to a point; thence south 4° 15' west 62.0 feet to a point; thence south 15° 37' west 80.0 feet to a point; thence north 86° 25' east 1081.0 feet to a point in the center line of Earheart Road; thence north 16° 22' west along the center line of Earheart Road 137.0 feet to the point of beginning.

Being the same property conveyed to Kenneth H. Pritchett and wife, Evelyn M. Pritchett, by virtue of that certain Installment Deed dated October 17, 1969, and being of record at Book 4373, Page 708 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3530 Earhart Rd. Mt. Juliet, TN 37122
(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 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 my hand this 25th day of April, 2022.

Kenneth H. Pritchett
Kenneth H. Pritchett

Evelyn M. Pritchett
Evelyn M. Pritchett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kenneth H. Pritchett and Evelyn M. Pritchett**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of April, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/2/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 4/25/22.

Affiant Signature

4/25/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th day of April, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25