WARRANTY DEED

Karen Johnson Davidson County
Batch# 852850 DEEDWARR
05/10/2022 10:09:22 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20220510-0053255

16315

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Sarah E. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 11/09/2025

(AFFIX SEAL)

TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Earnest D McCalain	United Wholesale Mortgage	05811008600
(NAME)	(NAME)	
557 Phipps Drive	585 Blvd E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Pontiac MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Pruitt and Associates, LLC a Tennessee Limited Liability Company and Renaldo M Pruitt,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Earnest D ~~McCalain,~~ unmarried,** 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:

* McClain

Land in Davidson County, Tennessee, being Lot No. 205 Royal Hills, Section 1, as of record in Plat Book 4675, page 73, and Register's Office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Renaldo M Pruitt in Instrument No. 20051108-0135300 and being further conveyed to Pruitt and Associates, LLC a Tennessee Limited Liability Company, by deed of record in Instrument NO. 20070710-0082282, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 557 Phipps Drive, Nashville, TN 37218
(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/our hands this 3rd day of May, 2022.

Pruitt and Associates, LLC,a Tennessee Limited Liability Company

Renaldo M Pruitt

By: _____
Renaldo Pruitt, Sole Member

State of Tennessee
County of Davidson
Before me, the undersigned, a Notary Public in and for the state of county aforesaid, personally appeared Renaldo M. Pruitt with whom i am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Pruitt and Associates, LLC a Tennessee Limited Liability Company and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Sole Member.

WITNESS my hand and seal this 3rd day of May, 2022.

_____
Notary Public
My Commission Expires: 11/03/2025

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Before me, personally appeared Renaldo M. Pruitt with whom I am personally acquainted,(or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the within named bargainor and that he as such bargainor, herein executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville TM, this the 3rd day of May, 2022.

_____
Notary Public
commission expires: 11/03/2025
File No.: 16315

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY