RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 875228 DEEDWARR
06/22/2022 09:59:23 AM 2 pgs
Fees: $13.00 Taxes: $1,661.30

20220622-0070879

This Instrument Prepared By and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW22196

Send Tax Bills To:
Christine Pratt
1222 McClellan Drive, #B
Los Angeles, CA 90025

New Owner is:
Christine Pratt
1701 Northview Avenue
Nashville, Tennessee 37216

MAP/PARCEL: 072-10-0-263.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Joseph A. Buschkotter, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christine A. Pratt, an unmarried woman,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 1701 Northview Avenue, Nashville, Tennessee 37216

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No.3 on an unrecorded Plan of Northview Subdivision, and the north one-half of an alley adjoining said lot as closed by instrument of record in Book 3072, page 185, Register's Office, and described according to a copy of a survey thereof made July 23,1938, by W.B. Southgate, Surveyor, as follows:

BEGINNING at a point in the easterly margin of Northview Avenue at the center line of the intersection of a 13 foot alley, as closed by instrument above referred to; said point being 116 1/2 feet north of the northeast intersection of said Avenue and Otey Avenue; thence along the easterly margin of said Northview, northerly 63 1/2 feet to a comer of Lot 4 on said Plan; thence with the dividing line between Lots No. 3 and 4 on said Plan, easterly 150 feet to the westerly boundary of the John Neuoff property; thence with the boundary of same, southerly 63 1/2 feet to a point in the centerline of said 13 foot alley, as closed; thence with the center of same, westerly 150 feet to the point of beginning.

TOGETHER with an easement for driveway access across Lot No.1 and an abandoned alley lying south of the subject property, which is described as follows:

BEGINNING in the centerline of an abandoned alley closed by instrument of record in Book 3072, page 185, Register's Office for said County, said alley lying between Lots Nos. 1 and 3 on said plan, said point being in the easterly margin of Northview; thence with the center of said alley, easterly 40 feet to a point; thence southerly, parallel to Northview Avenue, 6 1/2 feet to the north margin of said abandoned alley; thence with the margin of the same, westerly 15 feet to a point; thence southerly parallel to Northview Avenue, 3.5 feet to a point; thence westerly 25 feet to a point in the easterly margin of Northview Avenue; thence with the margin of the same, northerly 10 feet to the point of beginning.

BEING the same property conveyed to Joseph A. Buschkotter, unmarried, by Warranty Deed from Annie Allen, unmarried, dated 10/12/2006 and recorded 10/16/2006 in Instrument No. 20061016-0127862, in the Register's Office of Davidson County, Tennessee. Said Joseph A. Buschkotter is AKA Joseph Albert Buschkotter, II.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17 day of June, 2022.

GRANTOR:

Joseph A. Buschkotter

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Joseph A. Buschkotter unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17 day of June, 2022.

Kimberly Beard
NOTARY PUBLIC
My Commission Expires: _____

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $449,000.00.

Affiant

SWORN TO and subscribed before me this 17th day of June, 2022.

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: My Commission Expires ~~November 26, 2022~~