Karen Johnson Davidson County
Batch# 895756 DEEDWARR
07/28/2022 03:53:30 PM 6 pgs
Fees: $33.00 Taxes: $758.50
20220728-0086325

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2022.

Notary Public

My Commission Expires: 3/22/26

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Monica Pruitt 2411 Batavia Street Nashville, TN 37208	NEW OWNER	092-07-0-206.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KAREN STEWART, BEING THE HEIR-AT-LAW OF GWENDOLYN LOUISE DAVIS, ANTOINETTE DAVIS and SHEKETHA DAVIS, A/K/A SHEKETHA DAVIS-TRICE, BEING THE HEIRS AT LAW OF JAMES ELLIS DAVIS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MONICA PRUITT, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21, of G.W, Ashcraft's Subdivision of Lot 11, of McNairy Tract of record in Book 57, page 59, Register's Office for Davidson County, Tennessee. Said Lot No. 21 fronts 35 feet on the south side of Batavia Street and runs back between parallel lines 110 feet to an alley.

Being the same property conveyed to James E. Davis and wife, Gwendolyn Davis by deed from Elias Hayes and wife, Eddie Lee Hayes of record in Book 5232, page 939, Register's Office for Davidson County, Tennessee. James E. Davis predeceased Gwendolyn Davis, his wife, leaving Gwendolyn Davis the surviving tenant by the entirety.

Gwendolyn Davis being one and the same person as Gwendolyn Louise Davis. James E. Davis being one and the same as James E. Davis, Sr.

Gwendolyn Louise Davis subsequently died intestate on or about June 19, 2020, leaving Karen Stewart and James Ellis Davis, Jr. as her only heirs at law. James E. Davis, Sr. predeceased Gwendolyn Davis, his wife.

James Ellis Davis, Jr. subsequently died intestate on or about February 21, 2021, leaving Antoinette Davis and Sheketha Davis, A/K/A Sheketha Davis-Trice, as his only heirs at law.

This conveyance is made subject to:

1. Taxes for the year 2022 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 57, page 59, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5120, page 182, said Register's Office.

This is improved property known as: 2411 Batavia Street, Nashville, TN, 37208

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 Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

{Signatures to Follow}

WITNESS my hand this 18th day of July, 2022.

Karen Stewart
KAREN STEWART

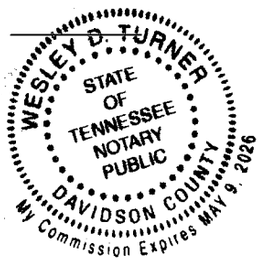
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN STEWART, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of July, 2022.

Wesley D. Turner
Notary Public

My Commission Expires: _____



WITNESS my hand this 18th day of July, 2022.

ANTOINETTE DAVIS

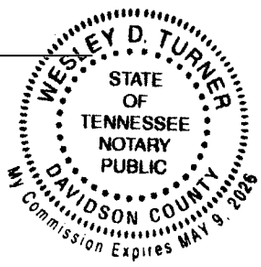
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTOINETTE DAVIS, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of July, 2022.

Notary Public

My Commission Expires: _____



WITNESS my hand this 18th day of July, 2022.

SHEKETHA DAVIS-TRICE

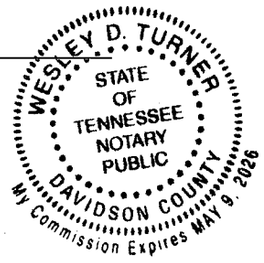
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHEKETHA DAVIS-TRICE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of July, 2022.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7/18/22 (date of document).

Affiant Signature

7/22/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212