THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842102** Karen Johnson Davidson County Batch# 912064 DEEDWARR 09/02/2022 12:39:30 PM 3 pgs Fees: $18.00 Taxes: $2,312.50 20220902-0099339	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2022. Notary Public My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Grayling Bennett Pruitt and Alayna Generotti 304 Fieldcrest Drive Nashville TN 37211	New Owner 304 Fieldcrest Drive Nashville, TN 37211	Tax Parcel ID No. 147 05 0 125.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samuel Peter Cuellar and Leigha Beth Cuellar, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grayling Bennett Pruitt and Alayna Generotti, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 438, as shown on the map entitled Crieve Hall Estates Section 6, of record in Plat Book 2331, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samuel Peter Cuellar and Leigha Beth Cuellar, husband and wife, by Warranty Deed from Charlotte A. Franklin, an unmarried woman, of record in Instrument No. 20180824-0083999, in the Register's Office for Davidson County, Tennessee, dated August 17, 2018 and recorded on August 24, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Six Crieve Hall Estates, as recorded in Plat Book 2331, Page(s) 1 and 2.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2332, Page 92.

This is improved property located at 304 Fieldcrest Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2022.

Samuel Peter Cuellar

Leigha Beth Cuellar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel Peter Cuellar and Leigha Beth Cuellar, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Nov. 22, 2025

Certificate of Authenticity

I, Emily Manno, 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 8/30/22.

Date

Emily Manno

Affiant Signature

8/30/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of August, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON