STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$300,000.00** (Three Hundred Thousand).

Filiberto Moreno
AFFIANT

Subscribed to and sworn before me this 28th day of November, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2024

Karen Johnson Davidson County
Batch# 945776 **DEEDWARR**
11/29/2022 02:30:38 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20221129-0125205

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Filiberto Moreno and Ma.de Los Angeles Lazaro Bello 2116 Crystal Drive Nashville, TN 37210	Herschell C. Pruett 14311 Brook Hollow Road Summerdale, AL 36580	09514001000

WARRANTY DEED

FOR AND IN 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, I/WE, **HERSCHELL C. PRUETT, AN UNMARRIED MAN** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **FILIBERTO MORENO AND WIFE, MA.DE LOS ANGELES LAZARO BELLO,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 126 on the Plan of Elm Hill Acres, Section 1, as of record in Book 2331, page 67, Register's Office for said County.

SAID Lot No. 126 fronts 85.00 feet along the northerly margin of Crystal Drive and extends back 200.0 feet along the easterly line and 137.0 feet along the westerly line to a dead line in the rear on which it measures 106.0 feet.

Being the same property conveyed to Herschell C. Pruett and wife, Alda M. Pruett by deed from Robert G. Roysden and wife, Nancie J. Roysden, being one and the same person as Nancy C. Roysden, of record in Book 4929, Page 560, dated July 2, 1975 and recorded July 7, 1975, Register's Office for Davidson County, Tennessee. The said Alda M. Pruett having since died December 29, 2007, leaving Herschell C. Pruett as surviving tenant by the entirety upon her death.

This instrument prepared by Grissim Title & Escrow, LLC, 1222 17th Avenue South, Nashville, TN 37212, who does not certify matters of title, description and survey by this deed.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2116 CRYSTAL DRIVE** **NASHVILLE, TN 37210**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 28th day of November, 2022

Herschell C. Pruett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of November, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Herschell C. Pruett** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of November, 2022.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024