Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $825,000.00

Affiant

Subscribed and sworn to before me, this 17 day of March 2023.

Notary Public
My commission expires:

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

Karen Johnson Davidson County
Batch# 982661 DEEDWARR
03/20/2023 03:40:34 PM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20230320-0020105

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Elliott Deweese | Simmons Bank | 072-12-0-058.00 |
| 144 Piedmont Avenue | PO Box 8012 | |
| Nashville, TN 37216 | Little Rock, AR 72203 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monica Pruitt, an unmarried woman, and Jose Hurtado, a married man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Elliott Deweese, an unmarried man and Jennifer Joyce, an unmarried woman, as joint tenants with right of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 117, Waters Place Subdivision, of record in Plat Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Monica Pruitt by Warranty Deed from Brandon Adams, Trustee of The 144 Piedmont Ave Trust, dated August 2, 2022 of record as Instrument No. 20220805-0089374, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Monica Pruitt, a married woman, and Jose Hurtado, a married man, by Quitclaim Deed from Monica Pruitt dated October 11, 2022 of record as Instrument No. 20221018-0113569, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

This property is improved property known as 144 Piedmont Avenue, Nashville, TN 37216

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives,

to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 17th day of March, 2023.

Monica Pruitt

Jose Hurtado

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monica Pruitt and Jose Hurtado,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 17th day of March, 2023.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2023027663