Karen Johnson Davidson County
Batch# 984447 DEEDWARR
03/24/2023 11:29:28 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20230324-0021524

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1071

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James H. Carrico and Anita M. Carrico, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Don. R Pritchard and Mary Louise Pritchard, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 23 on the Plan of Phase I and Boundary Plat of Riverside, a Planned Unit Development, as of record in Book 6900, Page 490 through 492, inclusive and revised in Book 6900, Page 784, Register's Office for Said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to James H. Carrico and wife, Anita M. Carrico, by deed dated 08/25/1995 and recorded 09/19/1995, from James Gregory Naiser and wife, Stacey Lou Jones Naiser, of record in Book 9798, page 386, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7040 Northridge Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Don R. Pritchard
7040 Northridge Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
Same as new owner

TAX MAP-PARCEL #:
142-13-0A-023.00

WITNESS THE EXECUTION HEREOF this 20th day of March, 2023.

James H. Carrico

Anita M. Carrico

State of Tennessee)
County of Davidson)

On this 20th day of March, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James H. Carrico and Anita M. Carrico, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 625,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of March, 2023.

Notary Public

My Commission Expires: _____

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-PHR-23-7040