Karen Johnson Davidson County
Batch# 992967 DEEDWARR
04/17/2023 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230417-0028198

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-1063-LV

STATE OF TENNESSEE
COUNTY OF Maury

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of April, 2023.

ELIZABETH GROOMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY My Commission Expires April 22, 2026

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Hunter Freeman 3133 Noble Valley Drive Nashville, TN 37214	Renasant Bank 2001 Park Place North Ste 150 Birmingham, AL 35203	108 08 0 006.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Debra L. Hinson n/k/a Debra Pride and Michael W. Pride, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William Hunter Freeman, an unmarried person**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 162, on the plan of Larchwood, Section II, of record in Book 5200, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debra L. Hinson, an unmarried woman by Warranty Deed from Edward M. Harper and wife, Lou Ellen Harper of record as Instrument No. 0219499, Book 10171 Page 828 in the Register's Office for Davidson County, Tennessee, dated August 27, 1996 and recorded on August 29, 1996.

Michael W. Pride joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **3133 Noble Valley Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2023.

GRANTOR:

Debra Pride

Michael W. Pride

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Debra Pride and Michael W. Pride, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of April, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202304170028198

I, Elizabeth Grooms, 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 4.14.23.

[signature] 4.14.23

Affiant Signature Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 14th day of April, 2023.

[signature] Commission Expires: _____

Notary Signature

ELIZABETH GROOMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires April 22, 2026