WARRANTY DEED

Karen Johnson Davidson County
Batch# 1000578 DEEDWARR
05/08/2023 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230508-0034173

File #23-PA-0106-PR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-2-25
(AFFIX SEAL)

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bartholomew G. Smith	New Owner	
(NAME)	(NAME)	**063 04 0 005.00**
106 Clifton Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL MARTIN PRYOR, A WIDOWER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARTHOLOMEW G. SMITH, A SINGLE MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County Being the Southerly 146 feet of Lot No. 4 on the Plan of Clifton Place, of record in Book 2854, Page 86, Register's Office for Said County.

Said part of said lot fronts 146 feet on the Westerly side of Clifton Court and extends back between lines 133.9 feet more or less to a dead line in the rear.

Less and Except parts sold being more particularly described as follows:

Being the Southerly portion of Lot No. 4 on the Plan of Clifton Place, as of record in Book 2854, Page 86, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 35 feet on Clifton Court and runs back 134.0 feet on the North line and 133.9 feet on the South line (same being the line between Lots 4 and 5 on said plat) to a line in the rear measuring 25 feet thereon.

Being the property conveyed to Michael M. Pryor and wife, Rose M. Pryor, by Warranty Deed from Kirby Clifton and wife, Pauline L. Clifton, of record in Book 3815, Page 768, in the Register's Office of Davidson County, Tennessee, dated September 18, 1964 and recorded on September 25, 1964. The said Rose M. Pryor died on September 23, 2010, leaving Michael M. Pryor as surviving tenant by the entirety.

The said Michael M. Pryor is also known as Michael Martin Pryor.

This conveyance is subject to:

* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Clifton Place, as recorded in Plat Book 2854, Page(s) 86.
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 3179, Page 381.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **106 Clifton Court, Nashville, TN 37138**.

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. 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/our hand(s) this the 28th day of April, 2023.

Michael Martin Pryor by Gara Ann Pryor, attorney-in-fact

Michael Martin Pryor by Gara Ann Pryor, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2023, before me personally appeared Gara Ann Pryor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

* as attorney in Fact on behalf of Michael Martin Pryor

Witness my hand at office, this 28th day of April, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

JWB

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gara Ann Pryor, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael Martin Pryor, and who acknowledged he/she/they executed the same as the free act and deed of the said Michael Martin Pryor.

Witness my hand at office, this 28th day of April, 2023.

Notary Signature 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

April 28, 2023

Affiant Signature

Date: 5-3-23

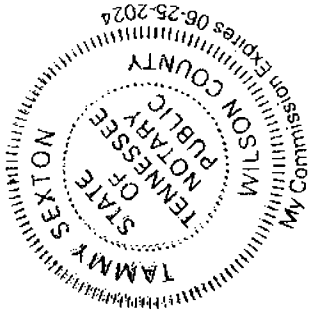
State of Tennessee

County of Wilson

Sworn to and subscribed before me this 3 day of May 2023

Notary Signature

My Commission Expires:



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