Prepared by
Record and Return to:
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1009360 DEEDWARR
05/31/2023 12 13:53 PM 2 pgs
Fees $13 00 Taxes $2,051 65

20230531-0040992

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $554,500 00

M. Alexis Brannan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2023

Tara Jones
Notary Public

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires Sep. 21, 2026

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
James M Field, II, Trustee of the Julia M Field 2023 Trust	New Owner	126-15-0A-291 00-CO
(NAME) 8136 Settlers Way	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Derrick Pritchard and Katherine Pritchard, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James M. Field, II, Trustee of the Julia M. Field 2023 Trust**, hereinafter called the Grantee, his successors 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(s) 67, as shown on the map entitled Section Seven Boone Trace At Biltmore, of record in Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Derrick Pritchard and Katherine Pritchard, husband and wife from William J Bryan and Julie D Bryan, husband and wife by Warranty Deed dated June 15, 2016 and recorded on June 17, 2016 in Instrument No 20160617-0061393, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

This is improved property, known as 8136 Settlers Way, 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, his successors and assigns forever, and we do covenant with the said Grantee 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, his successors 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 our hands this 30th day of May, 2023

Derrick Pritchard

Katherine Pritchard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Derrick Pritchard and Katherine Pritchard, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th day of May, 2023

Notary Public

My Commission Expires

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2026