WARRANTY DEED

Karen Johnson Davidson County
Batch# 1016161 DEEDWARR
06/16/2023 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20230616-0046291

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $360,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF JUNE, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2958LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Tham Luu and Hoa Luu	New Owner	
1015 Tulip Grove Road	1009 Monrose Dr.	086 00 0 109.00
Hermitage, TN 37076	Mt. Juliet TN 37122	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SUZANNE PRYOR HUNT AND ROBERT STEPHEN PRYOR AND ROBIN SUE PRYOR MOORE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THAM LUU AND HOA LUU

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:

Land located in the Fourth Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the eastern boundary of Tulip Grove Road, said point being 250.1 feet south of the center of Old Lebanon Dirt Road, thence S 88 deg 03' E 172.9 feet to a concrete post, thence S 8 deg 30' W 300 feet to a concrete post, thence N 88 deg 03' West 172.9 feet to a concrete post in the easterly margin of the said Tulip Grove Road, thence N 8 deg 30' E 300 feet along the said easterly margin of Tulip Grove Road to a concrete post, the point of beginning, containing 1.18 acres, more or less.

TRACT 2:

Land located in the Fourth Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a fence corner post, said point of being the northeast corner of the tract of land heretofore conveyed by Henry Jackson and wife to Louis W. Pryor and wife by deed of record in Book 2861, Page 599, Register's Office for Davidson County, Tennessee; thence south 88 deg 03' east 40 feet to a point; thence south 9 deg 30' west 300 feet to a point; thence north 88 deg 03 west 40 feet to a concrete post; thence north 8 deg 30' east 300 feet to the beginning Being a tract of land 40 feet deep and 300 feet long, being immediately east of the property heretofore conveyed by the same grantors to the same grantees.

Being the same property conveyed to Louis W. Pryor and wife, Edwena Sue Pryor by Warranty Deed from Henry Jackson and wife, Elma Jackson of record in Book 4550, Page 346, in the Register's Office in Davidson County, Tennessee, dated June 30, 1969 and recorded November 31, 1971. (as to Tract 2) The said Louis W. Pryor died in 2006 and Edwena Sue Pryor aka Sue Jackson Pryor, died intestate on March 27, 2021, leaving Suzanne Pryor Hunt, Robert Stephen Pryor, and Robin Sue Pryor Moore as her only heirs at law. See Affidavit of Heirships filed in Instrument Nos., 20220516-0055656, 20220516-0055657, 20220516-0055658, and 20220516-0055659.

Being the same property conveyed to Louis W. Pryor and wife, Edwena Sue Pryor by Warranty Deed from Henry Jackson and wife, Elma Jackson of record in Book 2861, Page 599, in the Register's Office in Davidson County, Tennessee dated January 10, 1959. (as to Tract 1)

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
2. Easement for Water Line and Meter, recorded in Book 5776, Page 868; Abandonment of Easement recorded in Book 11003, Page 676.
3. Easement for 10' x 20' Anchor, recorded in Instrument No. 20130805-0081335.
4. Boundary Line Agreement as set forth in instrument recorded in Book 10728, Page 584.
5. No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property known as 1015 Tulip Grove Road, Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 on the 16th day of June, 2023.

Suzanne Pryor Hunt

Suzanne Pryor Hunt

Robert Stephen Pryor

Robert Stephen Pryor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, SUZANNE PRYOR HUNT, ROBERT STEPHEN PRYOR, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 16th day of June, 2023.

Lisa Allard

Notary Public

LISA S. ALLARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/29/24

Witness my hand on the 14 day of June, 2023.

Robin Sue Pryor Moore

Robin Sue Pryor Moore

STATE OF FLORIDA
COUNTY OF Manatee

Personally appeared before me, a Notary Public of said County and State, ROBIN SUE PRYOR MOORE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bradenton Florida, this 14 day of June, 2023.

Notary Public

FABIOLA SANDOVAL
Notary Public
State of Florida
Comm# HH392868
Expires 5/1/2027

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 June 16, 2023 (date of document).

Regina Sullo
Affiant Signature

June 16, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 16 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

