WARRANTY DEED

Karen Johnson Davidson County
Batch# 1024552 DEEDWARR
07/10/2023 02 40.11 PM 2 pgs
Fees. $13.00 Taxes $1,380.10

20230710-0052672

B-BR-23-400-217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires 07/09/2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Michael Shane Pruitt and Melissa Starr Pruitt **Steven Jacob Pruitt**	**New Owner**	
(NAME) **195 RIVER HILLS DR**	(NAME)	**105-12-0B-036.00-CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(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, **TYLER MIMS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL SHANE PRUITT AND WIFE, MELISSA STARR PRIUTT, AND STEVEN JACOB PRUITT AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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, Tennessee, being Unit No 217 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No 20170616-0060696, Instrument No. 20180530-0051643, and Instrument No 20181012-0101119, Partial Assignment of Declarant's Rights of record in Instrument No 20161123-0123977, Register's Office for said County, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Tyler Mims, single by Warranty deed from Alloy LLC, A Tennessee Limited Liability Company of record in Instrument No 20200102-0000448 Register's Office for Davidson County, Tennessee, dated December 20, 2019 and recorded on January 2, 2020. Tyler Mims, having since married His spouse, Callie Mims joins in the execution of this instrument to convey any and all rights in and to said property

This conveyance is subject to

- Taxes for the year 2023, a lien not yet due and payable
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20161012-0108018, and Instrument Number 20161123-0123972, Instrument No. 20170616-0060696, Instrument No 20180530-0051643, and 20181012-0101119, Partial Assignment of Declarant's Rights of record in Instrument No. 20161123-0123977, Register's Office for Davidson County, Tennessee
- HOA Charter of record in Instrument Number 20161123-0123973, in the Register's Office for Davidson County, Tennessee.
- Partial Assignment of Declarant's Rights of record in Instrument Number 20161123-0123977, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 4660, Page 169, Register's Office for Davidson County, Tennessee
- Public Utility and Drainage Easement of record in Book 5229, Page 212, in the Register's Office for Davidson County, Tennessee
- Cable Easement to USA of record in Book 10219, Page 374, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by Court order in Settlement of Landowner Action of U.S Sprint Communications

Company of record in Instrument Number 20140114-0003778, and Affidavit in Instrument No 20140416-0031703, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20171127-0120866, in the Register's Office for Davidson County, Tennessee
- Possible right of L & N Railroad to increase its right-of-way to the full extent of its charter.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **400 Herron Dr Unit 217, Nashville, Tennessee 37210**

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 3rd DAY OF JULY, 2023

Tyler Mims

Callie Mims

STATE OF Alabama

COUNTY OF Cullman

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYLER MIMS AND CALLIE MIMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 3rd of July, 2023.

Notary Public
My Commission Expires 3/27/2026
(SEAL)

DYLAN MESSIMER
Notary Public, Alabama State at Large
My Commission Expires 3/27/2026

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212