Karen Johnson Davidson County
Batch# 1031271 DEEDWARR
07/27/2023 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20230727-0057866

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES: 3/23/27.

(AFFIX SEAL)

MST 2023-0743

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguel De Barros Cortez and Kayleigh Grace Malone	THE HUNTINGTON NATIONAL BANK	171-08-0A-003.00-CO
(NAME)	(NAME)	
200 Herbert Court	5555 CLEVELAND AVE	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	COLUMBUS, OH 43231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jordan Wesley Pratt and Gracie A. Pratt, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Miguel De Barros Cortez and Kayleigh Grace Malone, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Cottonport Plantation, Phase I of record in Plat Book 6900, Page (s) 529 and 530, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jordan Wesley Pratt and Gracie A. Pratt, husband and wife by Warranty deed from Joseph Rea Phillips and Mary King Phillips of record in Instrument No. 20171204-0123599 Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 04, 2017.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 529 and 530, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7637, Page 925, amended in Book 8313, Page 932, and the By-Laws appended thereto in Book 7637, Page 966, amended in Book 10775, Page 37, Register's Office for Davidson

County, Tennessee. Restrictions of record in Book 7430, Page 784, amended in Book 7565, Page 57, Book 7824, Page 254, and Book 7897, Page 576, in the Register's Office for Davidson County, Tennessee. Charter for Cottonport Plantation Homeowners Association, Inc. of record in Book 7621, Page 600 and amended in Book 7981, Page 971, in the Register's Office for Davidson County, Tennessee. Storm water easement of record in Book 7350, Page 137, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 8486, Page 332, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 200 Herbert Court, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 25th DAY OF JULY, 2023.

Jordan Wesley Pratt

Gracie A. Pratt

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jordan Wesley Pratt and Gracie A. Pratt, husband and wife, 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 at office, this 25th day of July, 2023.

Notary Public

My commission expires: 3/23/27

Amelia Swanson
State of Tennessee Notary Public
Williamson County
(SEAL)

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 July 26, 2023 (date of document).

Affiant Signature

July 26, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 26th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023