Karen Johnson Davidson County
Batch# 1033844 DEEDWARR
08/02/2023 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20230802-0059736

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 $745,000.00

Deana Pruitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES: 3/23/27.

(AFFIX SEAL)

MST 2023-0853

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
Megan Hayden	New Owner	172100B07200CO
(NAME)	(NAME)	
6220 Palomar Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Deana Pruitt, single,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan Hayden,** unmarried 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. 72 on the Plan of Final Plat of Christiansted Valley, Phase 1, Revision 1 of record in Plat at Instrument No. 20000215-0015149 and Instrument No. 20000215-0015150, and revised in Instrument No. 20010209-0012852, 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 Deana Pruitt by Warranty Deed of the Estate of Joyce P Terris, dated 05/12/2016 and recorded in Instrument No. 20160516-0048875, Register's Office of Davidson County, TN.

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,constitute a lien against said property but are not yet due and payable. Subject to all matters shown on the Plan of record in Instrument No. 20000215-0015149 and Instrument No. 20000215-0015150, as revised in Instrument No. 20010209-0012852, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 19991221-0305559, amended in Instrument No. 20000728-0074515 and Instrument No. 20070206-0015266, Instrument No. 20170602-0055138, Register's Office for Davidson County, Tennessee. Charter for HOA of record in Instrument No. 19991221-9195561, Register's Office for Davidson County, Tennessee. Conveyance of Open Space to HOA of record in

Instrument No. 20020916-0112445, corrected in Instrument No. 20030715-0098810 and Instrument No. 20050516-0054926, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 11628, Page 8, Register's Office for Davidson County, Tennessee. Articles of Amendment of record in Instrument No. 20000316-0026959, in the Register's Office for Davidson County, Tennessee. All matters on the old plat of record in Plat Book 1, Page 95, 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 6220 Palomar Court, Nashville, TN 37211
(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 2nd DAY OF AUGUST, 2023.

Deana Pruitt

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Deana Pruitt, 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 2nd day of August, 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, Keith H. Solomon, 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 08/02/2023 (date of document).

Affiant Signature

08/02/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of August, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

