WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 2/20/25 (AFFIX SEAL)

KAREN BOSWELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/26/2025 DICKSON COUNTY

G-BR-23-3000-15

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 1035583 **DEEDWARR**
08/07/2023 02 56 17 PM 2 pgs
Fees. $13 00 Taxes $1,169.20

20230807-0061110

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Michael Shane Pruitt and Melissa Pruitt Jaida Starr	**New Owner**	
(NAME)	(NAME)	**117-03-0A-015 00-CO**
195 River Hills Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **CAROLINE ELIZABETH GERMANY AND JOSHUA DAVID SMITH, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL SHANE PRUITT AND MELISSA PRUITT, HUSBAND AND WIFE AND JAIDA STARR, A SINGLE WOMAN ALL AS TENANTS IN COMMON WITH THE RIGHT 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit·

Being Lot No. 15 as shown on the plat of Versailles Apartment Condominiums (or Townhomes), created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5168, Page 944, as amended in Book 7770, Page 955 and Book 8434, Page 719, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed Reference is hereby made to the Plat of Versailles Apartment Condominiums, (or Townhomes), as of record in Book 5050, Page 80, and corrected in Book 5171, Page 153, said Register's Office to which reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Caroline Elizabeth Germany and Joshua David Smith, wife and husband by Warranty deed from John Brandon Cowden, an unmarried person of record in Instrument No 20180515-0046245 Register's Office for Davidson County, Tennessee, dated May 11, 2018 and recorded on May 15, 2018

This conveyance is subject to·

- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 80, corrected in Book 5171, page 153, 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 5168, Page 944, as amended in Book 7770, page 955 and Book 8434, page 719, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 5168, Page 961, as amended in Book 5589, Page 367, Book 5659, page 641 and Book 5667, page 375, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5179, Page 858, in the Register's Office for Davidson County, Tennessee
- Easement for Access of record in Book 4240, Page 209 and Book 5221, page 681, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 4158, Page 34, in the Register's Office for Davidson County, Tennessee
- Easement for Sanitary Sewer of record in Book 3531, Page 592, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20171127-0120858, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Hillsboro Pike #15, Nashville, Tennessee 37215**

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 4th DAY OF AUGUST, 2023

CAROLINE ELIZABETH GERMANY by _____, ATTORNEY IN FACT
Caroline Elizabeth Germany
by Joshua David Smith, Attorney in Fact

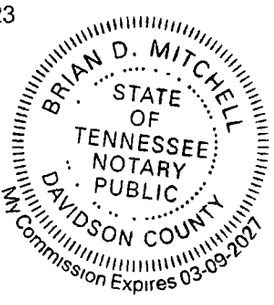
_____
Joshua David Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA DAVID SMITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CAROLINE ELIZABETH GERMANY, and who acknowledged he/she/they executed the same as the free act and deed of the said CAROLINE ELIZABETH GERMANY

Witness my hand and official seal, this the 4th of August, 2023

Brian D. Mitchell
Notary Public
My Commission Expires 03/09/2027
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA DAVID SMITH, 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 4th of August, 2023

Brian D. Mitchell
Notary Public
My Commission Expires 03/09/2027
(SEAL)



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