Karen Johnson Davidson County
Batch# 1051166 DEEDWARR
09/18/2023 12:02:03 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20230918-0073054

Prepared by:
Security Title & Escrow Co., LLC
1500 Hatcher Lane
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Corbin Alexander Pratt and wife, Ambar Pratt, FIRST** PARTY, which expression shall include heirs, assigns and personal representatives, and **Frank Felix Frias Almonte, married man,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee, being Lot No. 113 of the Dry Creek Farms Subdivision, Phase 3, as shown on plat of record in Instrument No. 20070221-0021236 and corrected in Instrument No. 20070411-0043542, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Corbin Alexander Pratt and Amber Pratt by deed dated February 27, 2020 of record in Instrument No. 20200304-0023556, Register's Office of Davidson County, Tennessee.

Map & Parcel: 033-03-0B-139.00-CO

Property Address: 117 Ivy Hill Ln., Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized

And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 31 day of **July, 2023**.

Corbin Alexander Pratt

Ambar Pratt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Corbin Alexander Pratt and Ambar Pratt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of **July, 2023**.

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires January 25, 2026

Notary Public

My commission expires:

STATE OF TENNESSEE – Rutherford COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$415,000.00.**

Frank Felix Frias Almonte
Affiant

Subscribed and sworn to before me, this 31 day of **July, 2023.**

My commission expires:
9-8-2025

Notary Public

NEW PROPERTY OWNERS:

Frank Felix Frias Almonte
117 Ivy Hill Lane
Goodlettsville, TN 37072

PERSON(S) RESPONSIBLE FOR TAXES:

Frank Felix Frias Almonte
117 Ivy Hill Lane
Goodlettsville, TN 37072

