This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21795-DJ

Karen Johnson Davidson County
Batch# 1066845 DEEDWARR
10/31/2023 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20231031-0085148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bruce Robinson 1069 Blairfield DR Antioch, TN 37013	New Owner	147-08-0-019.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Linda C. Pratt**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bruce Robinson**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 5th Civil District of said County and State, described according to Survey made by George W, Watkins, Surveyor, October 5, 1968 as follows:

Beginning on the easterly margin of Taylor Road at the northwest corner of the H.C. Maxwell property; thence north 86° east 174.2 feet; thence north 2° west 136 feet; thence north 3° 15" east 69 feet; thence north 81° 30" west 232.3 feet to the easterly margin of Taylor Road; thence with the same southerly 239 feet, more or less, to the beginning, containing 0.96 acres, more or less.

Less and Except portion of property described in Warranty Deed in Book 4450, Page 266, being further described as follows:

Beginning on the easterly margin of Taylor Road, at the southwest corner of property conveyed to William Staten and wife, by deed from Andrew A. Jordan and wife, of record in book 4280, page 296, thence with Statens' south line east 174.2 feet to his southeast corner thence with his east line north 53 feet, thence west 180 feet more or less to that easterly margin of Taylor Road, thence with said Road south 53 feet to the point of beginning.

Being all of the property conveyed to Linda C. Pratt, by deed from William Pratt, Tommy Pratt, Aubrey Pratt, Linda C. Pratt, and Linda D. Pratt, of record in Instrument No. 20020215-0020008, Register's Office for Davidson County, Tennessee, dated February 11, 2002 and recorded on February 15, 2002. Also see Affidavit of Inheritance of Real Estate in Instrument No. 20020215-0020007, Final Decree Confirming Sale in Book 8150, Page 911 and Warranty Deed in Book 7280, Page 796.

This is ☒ improved or ☐ unimproved property located at: **3976 Taylor Road, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this

instrument, with the Grantee paying his prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2023.

GRANTOR:

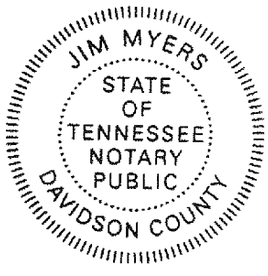
Linda C. Pratt

Linda C. Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Linda C. Pratt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that SHE executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of October, 2023.



Notary Public
My Commission expires: 11-6-2024

202310310085148

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/31/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/31/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of October, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

