Karen Johnson Davidson County
Batch# 1095029 DEEDWARR
01/26/2024 02:42:30 PM 2 pgs
Fees: $13.00 Taxes: $982.35
20240126-0005580

# WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$265,500.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of January, 2024.

Notary Public

My commission expires: 8/3/26

(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Renaldo Pruitt** | **"NEW OWNER"** | **082-08-0-164.00** |
| 1813 Hillside Ave | 1813 Hillside Ave | |
| Nashville, TN 37203 | Nashville, TN 37203 | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Marilyn Pruitt, Administrator of the Estate of Mary N. Johnson Pruitt**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Renaldo Pruitt, an unmarried man**

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. 169, Block 1 on the Plan of F.O. Beasley's McFerrin Addition to East Nashville, of record in Plat Book 57, Page 136, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being all of the same property conveyed to Mary Pruitt, a single person, by Installment Deed dated December 29, 2003, from Joyce B. Wright, of record in Instrument No. 20031230-0184122, Register's Office for Davidson County, Tennessee.**

**The said Mary Pruitt, being one and the same person as Mary N. Johnson Pruitt, died intestate on September 19, 2020, and her estate (the "Estate") is being administered under Case No. 20P1958, in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee. Letters of Administration have been issued to Marilyn Pruitt, as Administrator. On January 10, 2024, the Administrator filed a Petition to declare the Estate insolvent, which Petition was granted by Order entered January 23, 2024 (the "Order of Insolvency"). Pursuant to the finding of insolvency and the provisions of the said Order of Insolvency dated January 23, 2024, the Administrator, acting alone, has the power and authority to sell and convey the above described real property. The sale of the above described property was further described, ratified and approved by a separate Order of the Circuit Court entered on January 23, 2024 (the "Specific Order"). Pursuant to the Specific Order, the Grantee named herein was granted leave to purchase the subject property, provided that the closing occurred on or before January 31, 2024 (which closing has occurred in a timely manner).**

**As additional information, the Grantor discloses that Mary Pruitt previously executed and recorded a quitclaim deed to Mary Pruitt, Trustee of The Mary Pruitt Revocable Trust Number 1 ("Trust 1"), which quitclaim deed described the said property and appears of record as Instrument No. 20190117-0004785, said Register's Office for Davidson County, Tennessee (the "Trust 1 QCD"). The Trust 1 and the Trust 1 QCD were the subject of litigation in the above mentioned Circuit Court case, and by Order entered October 9, 2023, the said Trust 1 was declared void, and the Trust 1 QCD was set aside, with title to the said real property vesting in the Estate or heirs of Mary N. Johnson Pruitt. As established in said probate case, the heirs of Mary N. Johnson Pruitt are her daughter Marilyn Pruitt, and her son, Renaldo Pruitt. However, since the Estate**

**has been declared to be insolvent, the said real property has been brought into the Estate and is subject to sale and conveyance by the Administrator of the Estate. In order to assist in the clarification of the chain of title, and for further reference see Affidavit in Furtherance of Title recorded in Instrument No. 20240126005579, said Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

1) **The Plan of record in Plat Book 57, Page 136, said Register's Office for Davidson County, Tennessee.**

2) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes, not yet due and payable.**

**This is improved property, known as 607 N 9th Street, Nashville, TN 37206.**

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 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 26th day of January, 2024.**

Marilyn Pruitt, Admin

**Marilyn Pruitt, Administrator of the Estate of**
**Mary N. Johnson Pruitt**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Marilyn Pruitt, Administrator of the Estate of Mary N. Johnson Pruitt,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **January, 2024.**

**Notary Public**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**My Commission Expires:** 12/14/24

I, Andy Maloney, 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 1/26/2024 (date of document).

Affiant Signature
Date 1/26/2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26 day of January, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY