Karen Johnson Davidson County
Batch# 1105331 DEEDWARR
02/28/2024 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20240228-0013703

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $705000.00.

Affiant

Subscribed and sworn before me this the 28th day of February, 2024.

Notary Public
My commission expires:

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Deborah Pratt | **Delmar Financial Company** | 142-16-0C 019.00 |
| 2705 N. Highlands Drive | **1066 Executive Parkway, Ste. 100** | |
| Nashville, TN 37221 | **St. Louis, MO 63141** | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID C. HOWARD AND SHARON HOWARD, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DEBORAH PRATT, **a single person**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Final Plat of Devon Highlands, Phase I, a Planned Unit Development, as of record in Book 7900, Page 428, 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 the same property conveyed to David C. Howard and wife, Sharon Howard, by deed dated 04/10/1995, from Bradley E. Jacob D/B/A Rachelle Homes and wife, Sharon L. Jacob, of record in Book 9643, page 545, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED PROPERTY KNOWN AS 2705 N. Highlands Drive, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of February, 2024.

David C. Howard

Sharon Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

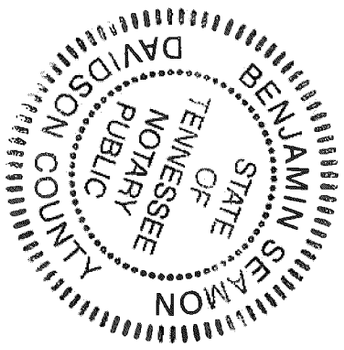
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David C. Howard and Sharon Howard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2024.

My commission expires:

9-7-26

Notary Public



Certificate of Authenticity

I, Adde Dilworth, 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 **February 28, 2024**.

Date

Affiant Signature

**February 28, 2024**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **February**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025