20231402R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00. Affiant Subscribed and sworn to before me, this the 26th day of April, 2024. Notary Public My commission expires: 5/24/25

Karen Johnson Davidson County
Batch# 1128099 DEEDWARR
04/29/2024 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20240429-0030944

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Timothy A. Pruitt and Janet L. Pruitt	NEW OWNER	**052-13-0-003.00**
1329 Fernbank Drive		
Madison, TN 37115		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sadie Hunter, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy A. Pruitt and Janet L. Pruitt, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map showing subdivision of Lots Nos. 45, 46, 47, 48 and 49 in Montague Subdivision, as of record in Book 547, Page 35, Register's Office for said County, described as follows:

Beginning in the center of Fern Bank Drive at the corner of Lots Nos. 1 and 2; thence with the center of said Drive, southwardly 115.6 feet; thence eastwardly 25 feet to the easterly margin of said Drive; thence South 6 degrees East 218 feet; thence South 52 degrees East 100 feet to low water mark of the Cumberland River; thence with said low water mark, northwardly 270.6 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly 289 feet to the beginning, containing 1.43 acres, more or less.

Being the same property conveyed to Brian Hunter and wife, Sadie Hunter, by Trustee's Deed from Susan R. Limor, Trustee for Michael Phillip Chappell, of record in Instrument No. 20120316-0022768 Register's Office for Davidson County, Tennessee, dated March 13, 2012 and recorded on March 16, 2012.

Said Brian Hunter died on September 30, 2015, vesting Sadie Hunter as surviving tenant.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 1329 Fernbank Drive, Madison, TN 37115.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 26th day of April, 2024:

Sadie Hunter

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Sadie Hunter, 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, at office, this the 26th day of April, 2024.

My Commission Expires: 5/24/25

Notary Public



Certificate of Authenticity

I, Jennifer G. Lloyd, 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 April 26, 2024.

Date

Affiant Signature

4/26/2024

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY