Karen Johnson Davidson County
Batch # 1130021 DEEDWARR
05/02/2024 10:09:30 AM 2 pgs
Fees: $13.00 Taxes: $2,738.00
20240502-0032129

G #37217-4 (BM)

WARRANTY DEED

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$740,000.00.**

Affiant

Subscribed and sworn to before me, this 1st day of May, 2024.

Notary Public

My commission expires: 9-7-2026
(AFFIX SEAL)

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
3 Steves Other Properties, LLC	**NEW OWNER**	**092-04-0-174-00**
P.O. Box 1955		
Mt. Juliet, TN 37121		

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 and Renaldo Pruitt, Heirs-at-Law of Mary N. Johnson Pruitt

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

3 Steves Other Properties, LLC, a Delaware limited liability company

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:

TRACT I: Being the west 40 feet of Lot No. 97 on the Map of Thomas Harding's First Addition to Nashville of record in Book 19, Page 241, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 97 fronts 40 feet on the south side of Ireland Street, formerly Grant Avenue or Street and Polk Street, and runs back between parallel lines, 160 feet to an alley.

TRACT II: Being 20 feet of the west side of Lot No. 96 and 10 feet of the easterly side of Lot No. 97 on the Map of Thomas Harding's First Addition to Nashville of record in Book 19, Page 241, said Register's Office for Davidson County, Tennessee.

Said part of said Lot Nos. 96 and 97 fronts 30 feet on the south side of Ireland Street, formerly Grant Avenue or Street and Polk Street, and runs back between parallel lines, 160 feet to an alley.

Being all of the same property conveyed to Mary J. Pruitt by Warranty Deed dated April 19, 1999, from Northside Associates, LTD., of record in Book 11443, Page 592, said Register's Office for Davidson County, Tennessee. The said Mary J. 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. As additional information, the Grantor discloses that Mary J. Pruitt, a single person, 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. 20190117-0004790, 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, 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. Said Order was filed of record on February 2, 2024, in Instrument No. 20240202-0007508, said Registers Office for Davidson County, Tennessee. As established in said probate case, the heirs of Mary N. Johnson Pruitt are her daughter, Marilyn Pruitt, and her son, Renaldo Pruitt. See Affidavits of Heirship for Mary N. Johnson Pruitt, deceased, of record in Instrument No. 20240207-0008552, Instrument No. 20240207-0008553, and in Instrument No. 20240207-0008554, said Register's Office. See Order approving sale of property filed in the Seventh Circuit Court for Davidson County, Tennessee at Nashville - Probate Division Moved to Second Circuit Court, Docket No. 20P1958, on April 17, 2024, at 11:08 AM. And in order to assist in the clarification of the chain of title, an Affidavit in Furtherance of Title is recorded in Instrument No. 20240502-0032128, said Register's Office.

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

1) **The Plan of record in Book 19, Page 241, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

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

This is improved (__X_) Unimproved (____) property, known as: **1213 Ireland Street, Nashville, TN 37208**

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 1 day of May, 2024.

Marilyn Pruitt, Heir-at-Law of Mary N. Johnson Pruitt

Renaldo Pruitt, Heir-at-Law 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, Heir-at-Law 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 he/she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Renaldo Pruitt, Heir-at-Law 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of May, 2024.

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY