Karen Johnson Davidson County
Batch# 1137540 DEEDWARR
05/21/2024 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,778.22
20240521-0037737

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$480,600.00.**

Affiant

Subscribed and sworn to before me, this 20th day of May, 2024.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 8/3/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys' Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126
G #37315-5

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Renaldo Pruitt	**"NEW OWNER"**	**105-09-0-337-00**
1813 Hillside Avenue	1813 Hillside Avenue	
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 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

Renaldo Pruitt, unmarried

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 part of Lot No. 26 on the Map of Waverly Place, of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the westerly margin of Hillside Avenue, at a point 70 feet south of the corner of Lots 25 and 26, said point being the Southeast corner of the property conveyed to Mrs. L. M. Davis, by deed from Paul M. Rives, of record in Book 1284, Page 214, said Register's Office; thence with the westerly margin of said avenue, southwardly 100 feet to a point 50 feet North of the corner Lots No. 26 and 27, said point being the Northeast corner of the property conveyed to Thomas D. Morton, by deed from W.J. Wallace and wife, of record in Book 307, Page 421, said Register's Office; thence with said Morton's Northerly line, westwardly 200 feet, more or less, to the easterly margin of 10th Avenue South, formerly Glendale Avenue, said point being 47 feet North of the corner of Lots Nos. 26 and 27; thence with the easterly margin of said avenue, Northwardly 96 feet to the Southwest corner of said Davis property; said point being 77 feet South of the corner of Lots Nos. 25 and 26; thence with the southerly line of said Davis property, eastwardly 200 feet, more or less, to the beginning.

BEING all of the same property conveyed to Charles Pruitt and wife, Mary N. Pruitt, by Deed dated May 24, 1961, from Bessie Jane Johnson and Jesse Everlee Johnson of record in Book 3225, Page 257, said Register's Office for Davidson County, Tennessee. The said Charles Pruitt having died August 5, 1985, leaving Mary N. Pruitt as the surviving tenant by the entirety. The said Mary N. Pruitt, being one and the same person as Mary Pruitt and 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 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. 20190117-0004788, said Register's Office for Davidson County, Tennessee (the "Trust 1 QCD"). The Trust 1 and the Trust 2 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 the said property filed on May 13, 2024, at 1:33 PM, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville – Probate Division Moved to Second Circuit Court, Docket No. 20P1958. And in order to assist in the clarification of the chain of title, an Affidavit in Furtherance of Title is recorded in Instrument No. ___20240521003773 6_____, said Register's Office.

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

1) **The Plan of record in Plat Book 57, Page 95, 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: **1813 Hillside Avenue, Nashville, TN 37203**

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 **20th** 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 **20th** day of **May, 2024.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12/16/24

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 20th day of **May, 2024.**

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/3/26

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 5/20/2024 (date of document).

Affiant Signature
Date 5/20/2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of May, 2024.

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

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY