This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, Suite #130
Hendersonville, TN 37075
File Number: 9-3827-LB

Karen Johnson Davidson County
Batch# 1159053 DEEDWARR
07/17/2024 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240717-0053725

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 12th day of July, 2024.

Notary Public
My Commission Expires: 9-6-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Domingo Gonzalez Barbosa and Lucero Rosas Morales 2454 Tinnin Road Goodlettsville, TN 37072	New owner	003 00 0 015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Rhonda Sue Pruitt, Christie Marie Townes, Aleisha Ann Pruitt, the Heirs at Law of Ernest Wayne Pruitt**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Domingo Gonzalez Barbosa, and Lucero Rosas Morales, husband and wife**, 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 the 10th, formerly the 20th, Civil District of Davidson County, Tennessee described partly according to a survey made by George W. Watkins, Surveyor, dated October 2, 1958, and partly according to a survey made by R. B. Omohundro, Surveyor, dated January 3, 1960, described as follows:

Tract No. I: Beginning at a point in the center line of Tinnin Road at the center line of a private road owned by Edwards, being the Southwest corner of a tract of 8.26 acres conveyed to Charles L. Myatt and wife, by deed of record in Book 3030, Page 393, Register's Office for Davidson County, Tennessee; thence with the center line of Tinnin Road; Southerly around a slight curve, 230.65 feet to an iron spike and continuing with said Road, South 7 degrees 30 minutes East 103.3 feet to a iron spike and continuing with said Road around a slight curve, 54 feet to a point, the Northwest corner of a tract that was conveyed to James P. Smith and wife, by deed from John W. Dotson and wife, as of record in Book 3072, Page 628, Register's Office for Davidson County, Tennessee; thence North 73 degrees 40 minutes East 272.5 feet more or less, to Smith's Northeast corner in the center line of Mansker Creek; thence with the center line of said Creek, North 4 degrees West 74 feet to a point; North 8 degrees 30 minutes East 180 feet to a point; North 13 degrees West 94 feet to Myatt's Southeast corner in the center line of said private road; thence along the center of said Road along Myatt's South line, South 82 degrees 30 minutes West 348 feet to the Point of Beginning.

Tract No. II: Beginning at a point in the center line of Tinnin Road at a point 387.95 feet from the Southeast corner of a tract of 8.26 acres that was conveyed to Charles L. Myatt and wife, by deed of record in Book 3030, Page 393, Register's Office for Davidson County, Tennessee; thence with the center line of Tinnin Road, Southeasterly around a slight curve 100 feet to a point; thence leaving said Road, North 73 degrees, 40 minutes East 272.5 feet to a point in the center of Mansker Creek; thence following the meanders of said Creek, North 35 degrees 45 minutes North 44 feet and North 4 degrees West 56 feet, more or less, to the Northeast corner of tract herein conveyed; thence South 73 degrees 40 minutes West 272.5 feet, more or less, to the point of Beginning.

Being the same property conveyed to Ernest Wayne Pruitt and wife, Lee Pruitt, by Warranty Deed from John W. Loviza, Jr., Unmarried, of record in Instrument No. 20001023-0104880, in the Register's Office of Davidson County, Tennessee, dated October 20, 2000 and recorded on October 23, 2000.

The said Lee Pruitt died on December 12, 2006, leaving Ernest Wayne Pruitt as the surviving tenant by the entirety. The said Ernest Wayne Pruitt died November 26, 2023, intestate; see Affidavit of Heirship recorded in Instrument No. 20240220-0011289, Register's Office of Davidson County, Tennessee. Rhonda Sue Pruitt, Christie Marie Townes, Aleisha Ann Pruitt execute this instrument as the only Heirs at Law of Ernest Wayne Pruitt.

This is improved property located at: **2454 Tinnin Road, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 2024.

GRANTOR:

Heirs at Law of Ernest Wayne Pruitt

By: Rhonda Sue Pruitt
Rhonda Sue Pruitt, Heir at Law

By: Christie Townes
Christie Marie Townes, Heir at Law

By: Aleisha Ann Pruitt
Aleisha Ann Pruitt, Heir at Law

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rhonda Sue Pruitt, Christie Marie Townes, Aleisha Ann Pruitt, the Heirs at Law of Ernest Wayne Pruitt, deceased, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of July, 2024.



Notary Public
My Commission expires: 3/3/26

202407170053725

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/12/24.

Affiant Signature

7/17/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of July, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY