NEW OWNER:
JAMES ERIC WILSON
623 BLACKSTONE AVENUE
MADISON, TN 37115

SEND TAX BILLS TO:
AMERICAN PACIFIC MORTGAGE
CORPORATION AND/OR WAREHOUSE LENDERS
3000 LAVA RIDGE COURT, STE 200
ROSEVILLE, CA 95661

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-1542

Map & Parcel
052020161.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1214571 DEEDWARR
12/11/2024 08:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20241211-0096037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ten Thousand and 00/100 Dollars ($310,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CODY C. PRITCHARD, a single man,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JAMES ERIC WILSON, an unmarried man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being the Westerly 80 feet of Lot No. 7, Block B on the Plan of Revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said part of Lot No. 7 fronts 80 feet on the Northerly margin of Blackstone Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to CODY C. PRITCHARD, a single man, by Warranty Deed from Melvil Arnt and Kimberli Arnt, husband and wife, dated December 28, 2018, and of record in Instrument No. 20190103-0000918, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **623 BLACKSTONE AVENUE, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1130, Page 85, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 9th day of December, 2024.

CODY C. PRITCHARD

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CODY C. PRITCHARD**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of December, 2024.

JACOB THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$310,000.00.**

AFFIANT

Sworn to and subscribed to before me this 9th day of December, 2024.

NOTARY PUBLIC

My commission expires: _____

C. LOY CARNEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Tonya Cherry,** 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 this the 9th day of December, 2024.

Affiant Signature
Date 12-10-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028