WARRANTY DEED

Karen Johnson Davidson County
Batch# 1217213 DEEDWARR
12/17/2024 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20241217-0097875

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mario Isidro and Martha Hernandez	Mario Isidro and Martha Hernandez	Parcel ID: 149-13-0-056.00 and
(NAME) 4752 Bowfield Dr.	(NAME) 4709 Richard Ct	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **Nina Pruitt**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mario Isidro and Martha Hernandez, 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 Davidson County, Tennessee, being Lot No. 45 on the Plan of Debra Heights, Section 3, as of record in Book 4175, page 6, Register's Office for said County.

Said Lot No. 45 fronts 85.17 feet on the northeasterly margin of Bowfield Drive and extends back 97.43 feet on the northwesterly line and 135.65 feet on the southeasterly line to a line in the rear, which is a broken line, on which it measures 93.84 feet.

Being the same property conveyed to Glendon S. Pruitt and wife, Nina G. Pruitt from Joe V. Dobbs and wife, Buena M. Dobbs by Warranty Deed dated November 4, 1970 and recorded on November 6, 1970 in Book 4457, Page 489, Register's Office for Davidson County, Tennessee. The said Glendon S. Pruitt having since died on or around August 11, 2013 leaving Nina G. Pruitt as the sole owner pursuant to tenancy by the entirety.

Further being the same property conveyed to Sheryl Jean Lane, Glendon Thomas Pruitt, and Keith Samuel Pruitt, as tenants in common from Nina G. Pruitt, a widow by Quitclaim Deed dated December 5, 2019 and recorded on

August 29, 2023 in Instrument No. 20230829-0067722, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Nina G. Pruitt from Sheryl Jean Lane, Glendon Thomas Pruitt, and Keith Samuel Pruitt, as tenants in common by Quitclaim Deed dated October 14, 2024 and recorded on October 25, 2024 in Instrument No. 20241025-0083015, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4752 Bowfield Dr., Antioch, TN 37013

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. 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 our hands this 13 day of December 2024

Nina Pruitt by Sheryl Jean Lane as Attorney in Fact

Nina Pruitt by Sheryl Jean Lane as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this the 13th day of December, 2024, before me personally appeared Sheryl Jean Lane to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Nina Pruitt as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Nina Pruitt.

Witness my hand and official seal, this the 13 KW day of December, 2024.

Katherine Warren

Notary Public

My Commission Expires: 3/22/26

(SEAL)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMM. EXPIRES 03/22/2026

Certificate of Authenticity

I, Amanda Maynor, 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

December 13, 2024.

Date

Affiant Signature

December 17, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **17** day of **December**, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON