Karen Johnson Davidson County
Batch# 1217260 DEEDWARR
12/17/2024 01:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,209.90
20241217-0097929

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202410030 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$327,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 16th day of December, 2024. Notary Public My Commission Expires: 10/21/25

Brad Krivensky State of Tennessee Notary Public Williamson County

WARRANTY DEED

THIS INDENTURE, made this 16th day of December, 2024, among:

JOSHUA S. PRICHARD AND ANGELA N. PRICHARD,

HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NASHVILLE METRO HOLDINGS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 36, on the Map of Happy Valley, Section B, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, dated September 2, 1945, and further described according to surveys of John S. Kohl, III, dated February 13, 1973 and January 29, 1975, as follows:

Beginning on the northerly margin of Bobby Avenue at a point 1250 feet east of the easterly margin of Cooper Lane; thence with said Avenue easterly 75 feet to the corner of Lots 36 and 37; thence with the line between said two lots northwardly 140 feet to the common corner of Lots 36 and 37; thence westwardly 75 feet to a point; thence with line between Lots 35 and 36 southwardly 140 feet to the beginning.

Being the same property conveyed to Joshua S. Pritchard, unmarried by deed from Matthew A. Manning, dated March 25, 2002, of record in Instrument No. 20020328-0038217, as re-recorded in Instrument No. 20020409-0043640, Register's Office for Davidson County, Tennessee. The property was further conveyed to Joshua S. Pritchard and Angela N. Pritchard, husband and wife, as tenants by the entireties by deed from Joshua S. Pritchard, dated December 10, 2010, of record in Instrument No. 20101217-0100290, said Register's Office.

Being also known as 2741 Bobby Avenue, Nashville, TN 37216.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Joshua S. Prichard

Angela N. Prichard

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Joshua S. Prichard and Angela N. Prichard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 2741 Bobby Avenue
City, State, Zip: Nashville, TN 37216

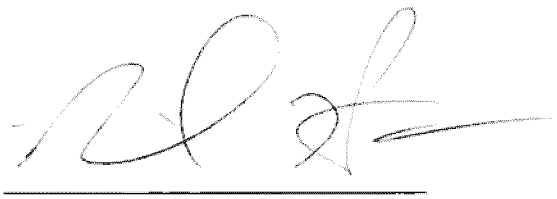
Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 2741 Bobby Avenue
City, State, Zip: Nashville, TN 37216

Tax ID: 073-01-086.00

Certificate of Authenticity

I, Nick Harris, 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**.



Affiant Signature

12/13/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **13th** day of **December**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

