Karen Johnson
Batch # 1247714
03/19/2025 08 12 35 AM
Fees $13 00 Taxes $3,259 33

Davidson County
DEEDWARR
2 pgs

20250319-0019282

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # JM-BR-25813

Prepared by:
L Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File 25020003

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$809,900 00~~ $880,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th DAY OF MARCH, 2025

NOTARY PUBLIC
My Commission expires 05/08/28

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

Address of New Owner	Send Tax Bills To	Tax Information
Marjorie McKeown, et al 813 Silverbrook Court Nashville, TN 37221	Same	126-16-0A-320 00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10 00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Teresa K. Pruitt, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Marjorie McKeown and Mark McKeown, Wife and Husband, and Ruth Willis,** hereinafter called the **Grantee(s)**, their heirs and assigns, the following described tract or parcel of land in Davidson County, Tennessee, with right of survivorship, with it being the intent of the parties that the property shall be held such that the tenancy by entirety shall hold the property with right of survivorship with the tenant in common, so the last surviving shall acquire the entire fee

Land in Davidson County, Tennessee, being Lot No 217, on the Plan of Riverwalk, Phase 2C, of record in Instrument No 20040130-0011799, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof

Being the same property conveyed to Larry R Pruitt and Teresa K Pruitt, husband and wife, by Warranty Deed from Robert J Cantrell and wife, Catherine J Cantrell, dated 08/23/2021 and recorded on 08/24/2021 in Instrument No 20210824-0114015, Register's Office for DavidsonCounty, Tennessee Larry R Pruitt having since died on or about 01/14/2023, leaving Teresa K Pruitt as the surviving tenant byentiret y

This is property generally located
813 Silverbrook Court, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s)
2 Easement, setbacks and all other matters shown of record at Instrument No 20040130-0011799, Register's Office for Davidson County, Tennessee
3 Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No 20011105-0121083, and amended as Instrument No 20020424-0050565, Instrument No 20040430-0049313, Instrument No 20040506-0051985, Instrument No 20050308-0025001, Instrument No 20060320-0031638, Instrument No 20061103-0136691, and Instrument No 20061214-0154502, Register's Office for Davidson County, Tennessee

4. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375, and Book 787, Page 7, Register's Office for Davidson County, Tennessee.
5. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Judgment of record in Book 4226, Page 715, Register's Office for Davidson County, Tennessee.
6. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for Davidson County, Tennessee.
7. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Pages 315, 318 and 324, Register's Office for Davidson County, Tennessee
8. Declaration of Road & Utilities Access Easement of record as Instrument No 20010706-0072536, Register's Office for Davidson County, Tennessee.
9. Landscape Agreement of record as Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.
11. Stormwater Detention Agreement of record as Instrument No. 20010919-0101279, Instrument No. 20021119-0143687, and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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

IN WITNESS WHEREOF, **Teresa K. Pruitt** has caused this instrument to be executed, this the 7th day of March, 2025

Teresa K. Pruitt

Teresa K. Pruitt

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Teresa K. Pruitt,** 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.

This the 7th day of March, 2025.

My Commission expires: 2·10·29

NOTARY PUBLIC

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY