WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 03/16/26 (AFFIX SEAL)

BRANYAN GILL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

W-BC-25-0

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1248582
03/20/2025 12 35 15 PM
Fees $13 00 Taxes $1,344 95

Davidson County
DEEDWARR
2 pgs

20250320-0020521

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Jamie Dewitt Isabel and Karen Anderson-Isabel	**NEW OWNER**	
(NAME)	(NAME)	**081-03-0-063 00**
221 Andover Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RENALDO PRUITT AND MARILYN PRUITT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMIE DEWITT ISABEL AND KAREN ANDERSON-ISABEL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Being Lot No 26 and the easterly 40 feet of Lot No 25 on the Plan of H N Myer's Plan of Lots, as of record in Book 21, page 48, Register's Office for said County

Said Lot No 26 and part of Lot 25 front together 90 feet on the northerly side of Adam, formerly Walsh, Street and run back between parallel lines 166 feet, more or less, to an alley

Being the same property conveyed to Mary Pruitt by Warranty Deed from Doris Ann M Aubry, a Widow of record in Instrument No 20000503-0044580 Register's Office for Davidson County, Tennessee, dated May 01, 2000 and recorded on May 03, 2000

The said Mary Pruitt, being one and the same person as Mary N Pruitt and Mary N Johnson Pruitt, died intestate on September 19, 2020, and her estate (the "Estate") is being administered under Case No 20P1958, in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee Letters of Administration have been issued to Marilyn Pruitt, as Administrator

As additional information, the Grantor discloses that Mary Pruitt previously executed and recorded a quitclaim deed to Mary Pruitt, Trustee of The Mary Pruitt Revocable Trust Number 2 ("Trust 2"), which quitclaim deed described the said property and appears of record as Instrument Number 20190117-0004786, Register's Office for Davidson County, Tennessee (the "Trust 2 QCD") The Trust 1 and the Trust 2 Quitclaim Deeds were the subject of litigation in the above mentioned Circuit Court case, by Order entered October 9, 2023 The said Trust 2 was declared void, and the Trust 2 QCD was set aside, with title to the said real property vesting in the Estate or heirs of Mary N Johnson Pruitt Said Order was filed of record on February 2, 2024, in Instrument No 20240202-0007508, Registers Office for Davidson County, Tennessee As established in said probate case, the heirs of Mary N Johnson Pruitt are her daughter, Marilyn Pruitt, and her son, Renaldo Pruitt See also Affidavits of Heirship for Mary N Johnson Pruitt, deceased, of record in Instrument No 20240207-0008552, Instrument No 20240207-0008553, and in Instrument No 20240207-0008554, said Registers Office Order approving sale of the subject property filed on September 3, 2024, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division, Moved to Second Circuit Court, Docket No 20P1958 Additionally, in order to assist in the clarification of the chain of title, an Affidavit in Furtherance of Title being recorded simultaneously herewith in Instrument Number 20250320-0020520, said Register's Office

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Plat Book 21, Page 48, Register's Office for Davidson County,

Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as **0 Walsh Street, Nashville, Tennessee 37208**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 17th DAY OF MARCH, 2025

Renaldo Pruitt

Marilyn Pruitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RENALDO PRUITT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 17th of March, 2025

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARILYN PRUITT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 17th of March, 2025

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212