RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-28696-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1253738 DEEDWARR
03/28/2025 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20250328-0023487

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of March 2025

NOTARY PUBLIC

My commission expires: 7/23/28

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Caid and Elizabeth Griffin Barabe **3001 Lakeshore Drive** **Old Hickory, TN 37138**	**Canopy Mortgage, LLC** **360 Technology Ct, #200** **Lindon, UT 84042**	053-08-0-143.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED TWENTY THOUSAND AND 00/100 Dollars ($620,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN F. PRATT AND MARIE E. PRATT, Husband and Wife**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KATHLEEN CAID, AN UNMARRIED WOMAN AND ELIZABETH GRIFFIN BARABE, A MARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot 1 of the Final Plat RE-SUBDIVISION OF LOT # 1 ON THE RESUBDIVISION OF THE NORTHWESTERLY 100' OF LOTS 1-5 OR BLOCK 19 AND PART OF LOTS 1 & 2 OF BLOCK 26, BABBS AND ELLIOTT'S SUBDIVISION 2, a plat of which is of record in Instrument No. 20240925-0074313, Register's Office of Davidson County, Tennessee, to which reference is herein made for a more complete description.

Being part of the same property conveyed to John F. Pratt and wife, Marie E. Pratt, by Warranty Deed from Donald Eugene Sager, of record in Instrument No. 20180213-0014295, in the Register's Office of Davidson County, Tennessee, dated February 9, 2018 and recorded on February 13, 2018.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 3001 Lakeshore Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 24 day of March, 2025

GRANTOR(S)

John F. Pratt

Marie E. Pratt

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, John F. Pratt and Marie E. Pratt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24 day of March, 2025.

Notary Public

John Brian Gentry
Printed Notary Name

My commission expires: 12/1/25

John Brian Gentry
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **March 26, 2025**.

Affiant Signature

03/28/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 28, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY