SEND TAX BILLS TO:
BRIAN PRUETT
3927 KEELEY DRIVE
NASHVILLE, TN 37211

NAME AND ADDRESS OF NEW OWNER:
Same

THIS INSTRUMENT PREPARED BY:
LESLEA COLE
ZETTERSTEN & HAMMOND
8 Public Square North
Murfreesboro, TN 37130

INFORMATION FOR DESCRIPTION
OF PROPERTY HEREIN FURNISHED
BY THE PRIOR RECORDED DEED

MAP/PARCEL:5D 46427/148-10/94

WARRANTY DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES A PRUETT, JR , deceased represented by executors TRUDY HAMPTON and BRIAN PRUETT, hereinafter called the Grantor(s), present, grants, sells, and conveys unto BRIAN PRUETT, hereinafter called the Grantee(s), his heirs and/or assigns, a certain tract or parcel of land in the Davidson County, Tennessee, and described as follows, to-wit ,

Land in Davidson County, Tennessee, being Lot No 15 on the Plan of Blanchard Heights, Section 1, as of record in Book 2663, page 63, Register's Office for said County.

Said Lot No 15 fronts 75 00 feet on the westerly margin of Keeley Drive and runs back 306 1 feet on the northerly line and 293.51 feet on the southerly line to a dead line in the rear, measuring 75.00 feet thereon.

Being the same property currently listed as 3927 Keeley Drive, Nashville, Tn 37211.

Being the same property conveyed to James A. Pruett, Jr and Hilda B. Pruett by deed from Jozsef Simon and Betty W. Simon appearing of record in Deed Book 4324 page 28 of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James A. Pruett, Jr , solely, via Affidavit of Heirship

With warranty covenants.

This is a tax-exempt transfer under T C.A. §67-4-409(a)(1)(C)(iv).

Karen Johnson
Batch # 1265209
04/28/2025 09 14 35 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDWARR
2 pgs

20250428-0032263

Witness my/our hands this 16th day of April, 2025.

Brian Pruett (executor)
TennCare Release File Number: 145470

Trudy Hampton (executor)
TennCare Release File Number: 145470

State of Tennessee
County of Rutherford

Personally appeared before me the above executors, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 16th day of April, 2025

Notary Public
My Commission Expires: 8/19/2028

SYDNEY ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY