Karen Johnson Davidson County
Batch# 1272280 DEEDWARR
05/13/2025 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,510.80
20250513-0037400

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,325.00.

David W Pruitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2025.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-28-26
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David W. Pruitt and David W. Pruitt, Jr.	David W. Pruitt and David W. Pruitt, Jr.	Parcel ID: 061 08 0 068.00
(NAME) • 1120 Richmond Dr.	(NAME) • 1120 Richmond Dr.	
(ADDRESS) • Nashville, TN 37216	(ADDRESS) • Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Timothy N. Stewart, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David W. Pruitt, as to an undivided 3/4 interest and David W. Pruitt, Jr., as to an undivided 1/4 interest, as joint tenants with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of Section One, King (erroneously referred to King's in prior deed of record) Subdivision, of record in Plat Book 1130, Page 94, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy N. Stewart from Elsie H. Brandon by Warranty Deed dated April 27, 2005 and recorded on May 2, 2005 in Instrument No. 20050502-0048392, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1122 Richmond Dr., Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 9th day of May, 2025.

Timothy N. Stewart

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Timothy N. Stewart, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of May, 2025.

Notary Public

My Commission Expires: 1-5-2026

(SEAL)

ERIC B HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

May 9, 2025.

Date

Affiant Signature

May 12, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **12** day of **May**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON