Karen Johnson Davidson County
Batch# 1307349 DEEDWARR
08/11/2025 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $3,302.25
20250811-0063712

Warranty Deed

Please Return to: Magnolia Title & Escrow 1104 Fatherland Street Nashville, TN 37206	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $892,500.00. Affiant Subscribed and sworn to before me, this the 8th day of August, 2025. Notary Public My commission expires:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Herbert Pruitt and April B. Pruitt	**New Owner Address**	072-10-2U-002.00-CO
1319 Monetta Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEROD S. BAILEY AND ASHLEY S. BAILEY, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HERBERT PRUITT AND APRIL B. PRUITT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Twentythreehundred Scott Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishin Twentythreehundred Scott Avenue, a Horizontal Property Regime, of record in Instrument Number 20220104-0001187 and Assignment of Developer's Rights recorded in Instrument No. 20220121-0008115, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to TBKID, LLC, a Tennessee limited liability company by Warranty deed from Robert W. Howse, unmarried and Audrey F. Howse, unmarried of record in Instrument No. 20210818-0111984 Register's Office for Davidson County, Tennessee, dated August 17, 2021 and recorded on August 18, 2021.

Being the same property conveyed to DOT Holdings, LLC by Warranty deed from TBKID, LLC, a Tennessee limited liability company of record in Instrument No. 20220119-0007393 Register's Office for Davidson County, Tennessee, dated January 10, 2022 and recorded on January 19, 2022.

Being the same property conveyed to Springdale Development LLC by Quitclaim Deed from DOT Holdings LLC of record in Instrument No. 20230427-0030948 Register's Office for Davidson County, Tennessee, dated April 26, 2023 and recorded on April 27, 2023.

Being the same property conveyed to Jerod S. Bailey and Ashley S. Bailey, a married couple by Warranty Deed from Springdale Development, LLC of record in Instrument No. 20240520-0037445 Register's Office for Davidson County, Tennessee, dated May 17, 2024 and recorded on May 20, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1319 Monetta Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of August, 2025.

Jerod S. Bailey

Ashley S. Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jerod S. Bailey and Ashley S. Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of August, 2025.

Notary Public

My Commission Expires: 11.8.28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Certificate of Authenticity

I Adde Dilworth, 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 **August 8, 2025**.

Date

Affiant Signature — **08/08/2025** Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **8th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)