Prepared by
Record and Return to
Chapman and Rosenthal Title
10 Burton Hills Blvd

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250851970

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $268,500.00.

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2025.

Notary Public
My Commission Expires

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC SEZEN YILMAZ STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson
Batch # 1330456
10/06/2025 09 53 01 AM
Fees $18 00 Taxes $993 45

Davidson County
DEEDWARR
3 pgs

20251006-0079434

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Deric Gore 422 Bowling Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104-13-0D-005.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dillon Pruett and Kelsey Craig, husband and wife and Donald Pruett, Jr. and Joan Pruett, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Matthew Deric Gore , unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B-1, on the Plan of The Bellwood Terrace Condominiums, of record in Plat Book 5200, pages 568 and 569, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Bellwood Terrace Homeowner's Association , a horizontal property regime established by Master Deed of record in Book 6100, page 177, Register's Office .

Being the same property conveyed to DILLON PRUETT, and DONALD PRUETT JR. and JOAN PRUETT, HUSBAND AND WIFE, by deed from MELODY HARVEY AND WESLEY HARVEY, WIFE AND HUSBAND, of record in Instrument No. 20160629-0066602, dated 061716, said Register's Office.

Kelsey Craig joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 104-13-0D-005.00 CO.

Matters shown on the Plan of record in Plat Book 5200, pages 568-569, said Register's Office.

Master Deed of record in Book 6100, page 177, said Register's Office.

Amendment to By-Laws of record in Instrument No. 19991213-0302356, said Register's Office.

This is improved property located at 422 Bowling Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of October, 2025.

Dillon Pruett

Kelsey Craig

STATE OF Florida)

COUNTY OF Leon)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dillon Pruett and Kelsey Craig, 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, at office, this ~~2nd~~ 1st day of October, 2025.

Notary Public Natalie R. Gaymon

NATALIE R GAYMON
Notary Public-State of Florida
Commission # HH 638231
My Commission Expires
March 22, 2029

My Commission Expires: 03/22/2029

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of October, 2025.

Donald Pruett, Jr.

Joan Pruett

STATE OF Washington)

COUNTY OF Pierce)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald Pruett, Jr. and Joan Pruett, 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, at office, this 2 76 ~~2nd~~ day of October, 2025

Notary Public

TASHAWN GIBSON
Notary Public
State of Washington
Commission # 22023060
My Comm. Expires Aug 7, 2026

My Commission Expires: 7 Aug 2026