Karen Johnson Davidson County
Batch# 1342399 DEEDWARR
11/06/2025 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20251106-0088412

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/22/2025

(AFFIX SEAL)

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH25-10212

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nicholas Hernandez-Schultz and Kylie Amanda Pruitt 2321 Riverway Drive Old Hickory, TN 37138	Nicholas Hernandez-Schultz and Kylie Amanda Pruitt 2321 Riverway Drive Old Hickory, TN 37138	053-06-0B-080.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Deborah L. Miller, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kylie Amanda Pruitt, single person, and Nicholas Hernandez-Schultz, single person, tenants in common with right of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 43 on the Plan of Phase 5B, Waterford Subdivision, of record in Plat Book 7900, Pages 838 and 839, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Debbie L. Miller, unmarried by Warranty Deed from Connie Brower, unmarried of record in Instrument No. 20001020-0104103 Register's Office for Davidson County, Tennessee, dated October 16, 2000 and recorded on October 20, 2000.

Debbie L. Miller and Deborah L. Miller being the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **2321 Riverway Drive, Old Hickory, TN 37138**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 4th day of November, 2025

Deborah L. Miller

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Deborah L. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 4th day of November, 2025.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 11/4/2025 (date of document).

Affiant Signature

11/4/2025
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 4 day of November, 2025.

Macy Hunter
Notary's Signature

MY COMMISSION EXPIRES: 2/24/26

NOTARY'S SEAL

MACY HUNTER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD