This Instrument Prepared By:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1342583 DEEDWARRSP
11/06/2025 02:59:30 PM 5 pgs
Fees: $28.00 Taxes: $5,457.50
20251106-0088640

Name and Address of New Owner:
Charles Gerald Pruitt
2710 Landers Avenue
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map & Parcel No: 119-09-0-024-00 and 119-09-0-023-00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **David Lee Huggins and Diana Lynn Huggins, Co-Trustees of The David and Lynn Huggins 2021 Joint Revocable Trust dated April 18, 2021** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charles Gerald Pruitt** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 6 day of November, 2025.

David Lee Huggins, Co-Trustee of The
David and Lynn Huggins 2021 Joint
Revocable Trust dated April 18, 2021

Diana Lynn Huggins, Co-Trustee of The
David and Lynn Huggins 2021 Joint
Revocable Trust dated April 18, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Lee Huggins and Diana Lynn Huggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the David and Lynn Huggins 2021 Joint Revocable Trust dated April 18, 2021, the within named bargainor, and are authorized by the Trust document to execute this instrument on its behalf.

Witness my hand, at office, this 6th day of November, 2025.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/2026

The actual consideration or value, whichever is greater, for this transfer is $1,475,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6 day of November, 2025.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: OCTOBER 4, 2027

EXHIBIT A

Legal Description

Property 1: 2718 Landers Avenue

Being Lot No. 82 on the Plan of Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Plat Book 332, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 82 fronts 50 feet on the easterly side of Landers Avenue and runs back 272 feet 1 inch on the north line and 296 1/2 feet on the south line to an alley and shows 56 feet on said alley and is bound on the south by a 26 foot street.

Included in the above description but specifically excluded therefrom is that easterly portion of the subject property, described herein as Property 2, the same being conveyed in the Deed of record in Book 2040, Page 197, and further conveyed in Book 5135, Page 969, said Register's Office. Also included in the above description but specifically excluded therefrom is that portion of the subject property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3939, page 652, said Register's Office.

Property 2: 0 McClain Avenue

Land in Davidson County, Tennessee, being the easterly part of Lot No. 82 on the Plan of Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Plat Book 332, page 29, Register's Office for Davidson County, Tennessee, described according to a survey made by Cantrell, Connell and Morrison, Engineers, March 6, 1952, as follows:

BEGINNING on the northerly margin of Parmer Avenue at a point 173.9 feet east of the easterly margin of Landers Avenue; thence northwardly 50 feet to the line between Lots. No 81 and 82; thence with the line between said two lots easterly 90 feet to the westerly margin of an alley; thence with said alley southwardly 56 feet to the northerly margin of Parmer Avenue; thence with said Avenue westwardly 166 feet to the beginning.

Property 1 and Property 2 being the same property conveyed to David Huggins and Diana Huggins D/B/A Lamb Properties, by Warranty Deed dated September 6, 2002, from Jimmy Stratton of record in Instrument No. 20020925-0116777, Register's Office for Davidson County, Tennessee. The said property was further conveyed to David Lee Huggins and Diana Lynn Huggins, as tenants by the entirety, by Quitclaim Deed dated April 8, 2021, from David Huggins and Diana Huggins, individually and as sole proprietors of LAMB Properties, of record in Instrument No. 20210618-0082554, said Register's Office. The said property was further conveyed to David Lee Huggins and Diana Lynn Huggins, Co-Trustees of The David and Lynn Huggins 2021 Joint Revocable Trust dated April 8, 2021, by Quitclaim Deed dated April 8, 2021, from David Lee Huggins and Diana Lynn Huggins, as tenants by the entirety, of record in Instrument No. 20210618-0082555, said Register's Office.

David Huggins being one and the same person as David Lee Huggins. Diana Huggins being one and the same person as Diana Lynn Huggins and Lynn Huggins. See also Certification of Trust of The David and Lynn Huggins 2021 Joint Revocable Trust of record in Instrument No. 20210618-0082556, said Register's Office.

This Real Estate is more commonly known as 2718 Landers Avenue, Nashville, TN 37211 and 0 McClain Ave., Nashville, TN 37211.

EXHIBIT B

Permitted Encumbrances

Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 119-09-0-024-00. Current year taxes have been prorated and paid as part of closing.

All matters shown on the Plan of record in Plat Book 332, Page 29, Register's Office for Davidson County, Tennessee.

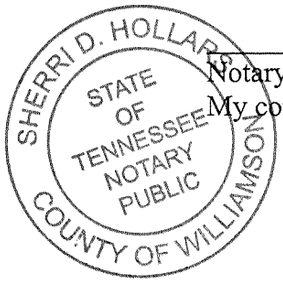
All matters as shown on the ALTA/NSPS Land Title Survey of 2718 Landers Avenue by Cherry Land Surveying, Inc., Michael H. Charette, TN R.L.S.# 2048 dated October 24, 2025 as Job No. 25114 CW.

I, Jeff Benz, 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 the 6th day of November, 2025.

Date: November 6, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of November, 2025.



Notary Public
My commission expires: 7/17/2027