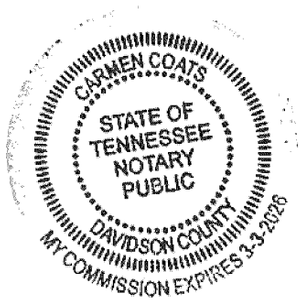
Karen Johnson Davidson County
Batch# 1349850 DEEDWARR
11/21/2025 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20251121-0093317

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of November, 2025.

Carmen Coats
Notary Public

My commission expires: 3/3/26

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:
Rock Solid Solutions, LLC	New Owner(s)	042-08-0-101.00
PO Box 148513		
Nashville, TN 37214		

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, **ANDRU L. PRITCHETT, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROCK SOLID SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Land in Davidson County, Tennessee, being Lot No. 18B Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 58, 59, and 60, Heritage Place of record in Plat Book 6250, Page 632, and amending Plat Book 5200, Page 628, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Bettye K. Dodson by Special Warranty Deed from First State Bank, a corporation organized and existing under the laws of the state of Tennessee of record in Instrument No. 20060914-0113936 Register's Office for Davidson County, Tennessee, dated September 11, 2006 and recorded on September 14, 2006.

Being the same property conveyed to Andru L. Pritchett, a single man by Quitclaim Deed from Bettye K. Dodson, a single woman of record in Instrument No. 20251009-0080859 Register's Office for Davidson County, Tennessee, dated July 28, 2025 and recorded on October 09, 2025.

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

The address of the herein described property is believed to be 531 Amquiwood Court, Madison, TN 37115, 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 17th day of November, 2025.

Andru L. Pritchett

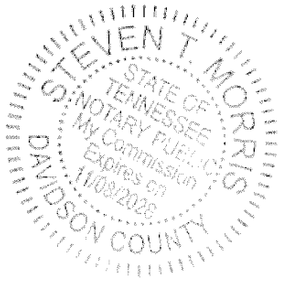
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andru L. Pritchett, 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 17th day of November, 2025.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Nov 17. 2025.

Affiant Signature

20th day of November, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

