26-6133

Karen Johnson Davidson County
Batch# 1433334 DEEDWARR
06/15/2026 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,959.63
20260615-0053907

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8965-AJ

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $799,900.00.

Bailey Warren
Affiant

Subscribed and sworn to before me, this the 9th day of June, 2026.

KIRA HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 11/20/29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lindsay Pastore 405 30th St Old Hickory, TN 37138	Truist Bank 1001 Semmes Ave. Richmond, VA 23224	053 08 0 126.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **John F. Pratt and Marie E. Pratt, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Lindsay Pastore** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 9 of Block 20 on the Plat of DABBS & ELLIOT SUBDIVISION, OLD HICKORY, TENN. of record in Plat Book 547, Page 127, in the Register's Office for Davidson County, Tennessee. Said part of Lot 9 fronts 40 feet on the northwesterly side of 30th Street and runs back between parallel lines 144 feet to an alley.

Being the same property conveyed to John F. Pratt and Marie E. Pratt, husband and wife, by Warranty Deed from George B. James, Jr., Administrator of the Estate of John Ward, of record in Instrument No. 20200317-0029434, in the Register's Office of Davidson County, Tennessee, dated March 09, 2020 and recorded on March 17, 2020.

This is improved property located at: **405 30th Street, Old Hickory, TN 37138**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee that 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 ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 9th day of June, 2026.

GRANTOR:

John F. Pratt

Marie E. Pratt

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John F. Pratt and Marie E. Pratt, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of June, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 4/22/30

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Tennessee Certification of Electronic Document

I, Bailey Warren, 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 June 9, 2026 (date of document).

Bailey Warren
Affiant Signature

6-12-2026
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 12 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/20/29

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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