Karen Johnson Davidson County
Batch# 1474145 DEEDWARR
09/16/2026 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20260916-0086256

Name and Address of New Owner:
David Pruett and Edwin Pruett
P.O. Box 276
Madison, Tennessee 37116

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 053-11-0-048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **W.A. Investment Ventures LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Pruett, a single man, and Edwin Pruett, a single man, as tenants in common with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 34, Block C, Subdivision Map of The Life and Casualty Insurance Co, Old Hickory, Tennessee, of record in Book 974, Page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Ronald Gerald Oniszczak and Barbara Oniszczak, husband and wife, by Warranty Deed from Jacquelyn Spruill A/K/A Jacquelyn Helfrich and Michael Helfrich, wife and husband, of record in Instrument No. 20170821-0085773, Register's Office for Davidson County, Tennessee, dated August 15, 2017 and recorded on August 21, 2017.

Being the same property conveyed to W.A. Investment Ventures LLC, a Tennessee Limited Liability Company, by Warranty Deed from Ronald Gerald Oniszczak and Barbara Oniszczak, husband and wife, of record in Instrument No. 20260810-0073438, Register's Office for Davidson County, Tennessee, dated August 5, 2026 and recorded on August 10, 2026.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **108 Hamblen Avenue, Old Hickory, Tennessee 37138**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of September, 2026.

W.A. Investment Ventures, LLC, a Tennessee Limited Liability Company

By: _____
Wyatt Chittenden, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Wyatt Chittenden, Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of W.A. Investment Ventures, LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 15th day of September, 2026.

_____
Notary Public
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 15th day of September, 2026.

_____
Notary Public
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

File No. GNT-26-4850

202609160086256

Tennessee Certification of Electronic Document

I, Ashlynn Depoy, 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 9-15-26.

Affiant Signature

9-15-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of September, 2026.

Notary Signature

My Commission Expires: 5/9/26

