WARRANTY DEED

Karen Johnson
Batch # 1474743
09/18/2026 08:26:50 AM
Fees: $13.00 Taxes: $1,461.50

Davidson County
DEEDWARR
2 pgs

20260918-0086851

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2026

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MISTY M. THOMPSON WILLIAMSON COUNTY My Commission Expires 02-17-2027

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Bell	Rocket Mortgage, LLC	084-14-0-098.00
(NAME)	(NAME)	
231 Barker Road	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Roger Allan Pruyn and Katherine G. Pruyn, as Trustees of The Roger Allan Pruyn & Katherine G. Pruyn Revocable Living Trust Dated February 21, 2006 amended January 30, 2023 (erroneously stated as being Roger Allan Pruyn and Katherine G. Pruyn, as Trustees of The Roger Allan Pruyn and Katherine G. Pruyn Revocable Living Trust Dated 8/23, 2006 in prior deed)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Bell, a single person,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 64 on the Plan of Walnut Grove, of record in Book 2133, page 87, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Roger A. Pruyn by Warranty Deed from James C. Hailey, III and wife, Charlene Hailey, dated April 27, 2005, of record in Instrument No. 20050429-0048040, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to The Roger Allan Pruyn and Katherine G. Pruyn Revocable Living Trust Dated 8/23, 2006 Roger Allan Pruyn and Katherine G. Pruyn, Trustee(s), by Quitclaim Deed from Roger Allan Pruyn, dated August 23, 2006, of record in Instrument No. 20060901-0108628, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 231 Barker Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and 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 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, his 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.

This conveyance is subject to the following: Taxes for the year 2026, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 2133, page 87; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 27 day of August, 2026.

THE ROGER ALLAN PRUYN & KATHERINE G. PRUYN
LIVING TRUST DATED FEBRUARY 21, 2006
AMENDED JANUARY 30, 2023

Roger Allan Pruyn
Roger Allan Pruyn, Trustee

Katherine G. Pruyn
Katherine G. Pruyn, Trustee

STATE OF FLORIDA
COUNTY OF Seminole

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Roger Allan Pruyn and Katherine G. Pruyn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged themselves to be the Trustees of The Roger Allan Pruyn & Katherine G. Pruyn Living Trust dated February 21, 2006 amended January 30, 2023, the within named bargainor, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by the said Roger Allan Pruyn and Katherine G. Pruyn as such Trustees.

Witness my hand and seal, at Office in Oviedo, Florida, this 27th day of August, 2026.

Roxanna Isabelle Cabrera
Notary Public

By (✓) Physical Presence or ( ) Online Notarization

ROXANNA ISABELLE CABRERA
Notary Public - State of Florida
Commission # HH 750873
My Comm. Expires Feb 11, 2030

My Commission Expires: 02-11-2030

File No.: 40420