Karen Johnson Davidson County
Batch# 312628 DEEDWARR
11/07/2019 08:26:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191107-0114908

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Suite 402
Brentwood, TN 37027

Map: 103-03-0
Parcel # 091.00

WARRANTY DEED

Owner & Property Address:
DAVID M. PITTMAN and JENNIFER M. BALDWIN, Trustees, DAVID M. PITTMAN REVOCABLE LIVING TRUST and JENNIFER M. BALDWIN REVOCABLE LIVING TRUST
5101 Dakota Avenue
Nashville, TN 37209

Mail Tax Statement to:
Bank of America
2059 Northlake Parkway
Tucker, HA 30084

The GRANTORS, **DAVID PITTMAN, unmarried and JENNIFER M. BALDWIN, unmarried**, do hereby bargain, sell, remise, release, quit claim, and convey grantor's right, title, and interest in and to the below-described property to **DAVID PITTMAN and JENNIFER M. BALDWIN**, husband and wife, to create a relationship of tenants by entireties and together they as GRANTORS do transfer their interests in the below-described property to:

DAVID M. PITTMAN and JENNIFER M. BALDWIN, Trustees, DAVID M. PITTMAN REVOCABLE LIVING TRUST, dated September, 27, 2019

and

JENNIFER M. BALDWIN and DAVID M. PITTMAN Trustees, JENNIFER M. BALDWIN REVOCABLE LIVING TRUST, dated September 27, 2019

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Being the easterly 80 feet of the northerly 150 feet of Block No. 19 on the Map of the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County.

Said part of Block 19 fronts 80 feet on the southerly side of Dakota, formerly 4th Avenue, and runs back between parallel lines with the westerly margin of 61st Avenue North, formerly 10th Street, 150 feet to an alley.

Being the same property conveyed to parties of the first part by Warranty Deed of record as Instrument Number 199912140302710, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Plan of record in Book 421, page 18; Lease Easement of record in Book 2993, page 102 and POA of record in Book 1350, page 102, all in said Register's Office.

This conveyance is intended to preserve a relationship as tenants by the entireties pursuant to Tennessee Code Annotated Title 35, Chapter 15.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(3)(F).

IN TESTIMONY WHEREOF, this instrument has been executed this 27th day of September, 2019, by the undersigned.

DAVID PITTMAN

JENNIFER M. BALDWIN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared DAVID PITTMAN and JENNIFER M. BALDWIN to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 27th day of September, 2019.

NOTARY PUBLIC

My Commission Expires:

KATINA H. GAINES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 5-8-2023

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F).