Karen Johnson Davidson County
Batch# 384199 DEEDWARR
04/13/2020 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,512.93
20200413-0038070

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $408,900.00.

Affiant

Subscribed and sworn to before me, this 9th **day of April, 2020.**

Notary Public
My commission expires: 09/22/2020

Address of New Owner:	Send Tax Bills to:	Tax Information
STEPHEN R. PITMAN 4668 HESSEY ROAD MOUNT JULIET, TN 37122	NEW OWNER	110-03-0-A 035.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephanie Johns Conrad and David Conrad, wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to, **Stephen R Pitman and Olivia C Pitman husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 35 ON THE PLAN OF FINAL PLAT, PHASE 2, LAKESIDE MEADOWS, OF RECORD IN INSTRUMENT NO. 20080512-004864, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO STEPHANIE JOHNS CONRAD, MARRIED, BY WARRANTY DEED FROM THE JONES COMPANY OF TENNESSEE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, DATED JULY 25, 2012, OF RECORD IN INSTRUMENT NO. 20120823-0075772, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 4668 HESSEY ROAD, MOUNT JULIET, TN 37122.

David Conrad joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) 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 Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

WITNESS my hand this 6th day of April, 2020.

STEPHANIE JOHNS CONRAD

DAVID CONRAD

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, STEPHANIE JOHNS CONRAD AND DAVID CONRAD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN (CITY/STATE), this 6th day of April, 2020.

Notary Public

My Commission expires: 11/08/22 (SEAL)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Kristi McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristi McCoy

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kelsey Pitman, a notary public for this county and state, Kristi McCoy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kelsey Pitman

Notary's Signature

My Commission Expires: 09/22/2020

