THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

Karen Johnson
Batch# 410202
06/04/2020 03:38:56 PM
Fees: $23.00 Taxes: $4,810.00
Davidson County
DEEDWARR
4 pgs
20200604-0057654

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

KCN
Affiant

Subscribed and sworn to before me, this 1st day of June, 2020.

Janderson
Notary Public

My Commission Expires: _____

Address New Owner As Follows:
C. Tucker Herndon, Trustee

Send Tax Bills To:
New Owner

Map-Parcel Number:
130-08-0-118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN PITTS DALE, EXECUTRIX OF THE ESTATE OF NANCY LEE PITTS** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **C. TUCKER HERNDON, TRUSTEE OF THE MERRITT**

BEAVER 2020 INVESTMENT SERVICES TRUST, DATED MAY 29, 2020, hereinafter called the Grantees his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract I:

Land in Davidson County, Tennessee, being the westerly 200 feet front and 195 feet rear of Lot No. 17 on the Plan of Westhaven, Section 1, as of record in Book 1130, page 7, Register's Office for said County.

Said part of Lot No. 17 fronts 200 feet on the northerly side of Harding Place and runs back 285 feet, more or less, on the westerly line and 315 feet, more or less, on the easterly line to the northerly line of said Lot No. 17, measuring 195 feet thereon.

Being the same property conveyed to T. I. Pitts and wife, Nancy Lee Pitts, by deed from Walter B. Williams and wife, Margie L. Williams, of record in Book 4599, page 843, dated May 9, 1972, Register's Office for Davidson County, Tennessee.

T. I. Pitts conveyed his interest to Nancy Lee Pitts by quitclaim deed of record in Instrument No. 20090812-0075874, dated August 11, 2009, said Register's Office.

Nancy Lee Pitts died on or about September 28, 2018. Her last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, under Case No. 19P143, directs that the subject property be administered as part of her probate estate, subject to the control of the Executrix, Susan PItts Dale.

Tract II:

Being a 0.50 acre tract of land lying in the 1st Civil District of Davidson County, Tennessee; said tract being a portion of the property conveyed to Ogden H. Sutro and wife, Katharine B. Sutro, as of record in Book 5152, page 421, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the northerly margin of Harding Place, said point being on the westerly property line of the aforesaid Ogden H. and Katharine B. Sutro property; thence with said westerly property line North 2 deg. 19 min. 04 sec. East, a distance of 300 feet more or less to a point; thence South 48 deg. 21 min. 26 sec. East a distance of 102.05 feet to a point; thence South 2 deg. 19 min. 04 sec. West a distance of 248.59 feet to a point in the northerly margin of Harding Place; thence with the northerly margin of Harding Place North 77 deg. 31 min. 15 sec. West a distance of 4.06 feet to the beginning of a curve to the left having a radius of 3272.41 feet; thence around said curve a distance of 76.0 feet to the point of beginning and containing 0.50 acres, more or less, but no further or otherwise.

Being the same property conveyed to T. I. Pitts and Nancy Lee P. Pitts, by deed from Ogden H. Sutro and wife, Katharine B. Sutro, of record in Book 5729, page 880, dated March 10, 1981, Register's Office for Davidson County, Tennessee.

T. I. Pitts conveyed his interest to Nancy Lee Pitts by quitclaim deed of record in Instrument No. 20090812-0075874, dated August 11, 2009, said Register's Office.

Nancy Lee Pitts died on or about September 28, 2018. Her last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, under Case No. 19P143, directs that the subject property be administered as part of her probate estate, subject to the control of the Executrix, Susan PItts Dale.

This conveyance is made subject to:

1. 2020 taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 1130, page 7, Register's Office for Davidson County, Tennessee.

   Matters shown on the Plan of record in Plat Book 5210, page 344, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 5729, page 877, Register's Office for Davidson County, Tennessee.

4. No insurance is afforded as to the acreage or square footage contained in the insured property.

This is improved property known as: 2210 Harding Place, Nashville, TN 37215.

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 successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized 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; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1st day of June, 2020.

Susan Pitts Dale, Executrix of the Estate of Nancy Lee Pitts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Pitts Dale, Executrix of the Estate of Nancy Lee Pitts, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 2020.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

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