Karen Johnson Davidson County
Batch# 445013 DEEDWARR
07/28/2020 03:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,720.50
20200728-0082914

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $465,000.00

Affiant

Subscribed and sworn to me on July 27, 2020.

Notary Public

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors
File #24458.2020

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christian Pitts Amy Pitts 3817 Cross Creek Road Nashville, TN 37215	Same	159 13 O A 002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Pennock Place, LLC, a Tennessee limited liability company**, (hereinafter called "Grantor"), has bargained and sold, and by these presents

does transfer and convey unto **Christian Pitts and wife, Amy Pitts,** (hereinafter called "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being described as Unit B, along with the Limited Common Element for Unit B as shown on the Plat for the Horizontal Property Regime known as 5904 River Oaks Road Commons, being part of Tax Map 159, Parcel 131, located in the 34th Council District, Nashville, Davidson County, Tennessee, the said plat being dated June 21, 2019, and being Exhibit C to the Master Deed and Declaration of Covenants and Restrictions for 5900 River Oaks Road Commons of record as Instrument #20190703-0065296, Register's Office of Davidson County, TN, to which reference is hereby made.

Being a portion of the same property described in the Master Deed and Declaration of Covenant and Restriction for 5900 River Oaks Road Commons of record as Instrument #20190703-0065296, Register's Office of Davidson County, TN for the purpose of creating a Horizontal Property Regime with Private Element and being a portion of the same property conveyed to Pennock Place LLC by deed dated April 22, 2019 and being filed as instrument #20190424-0037869, Register's Office of Davidson County, Tennessee.

Along with the conveyance of the above described property the Grantor does hereby transfer and assign to Grantee any and all interest it has in the 5900 River Oaks Road Commons Association, Inc., by reason of ownership of the above said unit.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 property taxes are a lien but are not yet due and payable and will the sole responsibility of the Grantees for payment thereof when they become due and payable.
2. Easement for right of way purposes of record in Book 8045, Page 668, said Register's Office.
3. Master Deed of record in Instrument Number 20190703-0065296, said Register's Office which includes the Charter and Bylaws for 5900 River Oaks Road Commons Home Association.
4. The Charter for 5900 River Oaks Road Commons Home Association having been filed on July 2, 2019 with the Tennessee Secretary of State as Control #001037883.

This property is known as unimproved property located at 5904 River Oaks Road, Brentwood, Davidson County, Tennessee 37027.

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 and assigns, forever, and Grantor does covenant with the said Grantees that it 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 Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the 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.

Executed on this 27th day of July, 2020.

Grantor:

Pennock Place, LLC

By: _____
Steve Wilson,
Title: President

By: _____
Tony J. Cavender
Title: Secretary/Treasurer

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Steve Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Pennock Place, LLC, the within named Bargainor, a Tennessee limited liability company, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand this 27th day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 6-20-23

THOMAS N JONES
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Tony J. Cavender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary/Treasurer of Pennock Place, LLC, the within named bargainor, a limited liability company, and that he as such Secretary/Treasurer, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Secretary/Treasurer.

Witness my hand this 27th day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 6-10-23

THOMAS N JONES
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

