Karen Johnson Davidson County
Batch# 521986 DEEDWARR
11/30/2020 10:05:34 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00
20201130-0138794

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| STATE OF Tennessee | (BLANK FOR REGISTER'S OFFICE ENDORSEMENT) |
|---|---|
| COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 630,000.00 .<br>Tracey Perry<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2020.<br>Jenna L. Preble<br>Notary Public<br>COMMISSION EXPIRES: 5/9/23<br>(Affix Seal) | Jenna L. Preble<br>JENNA L. PREBLE<br>STATE OF TENNESSEE NOTARY PUBLIC<br>COUNTY OF DAVIDSON<br>MY COMM. EXPIRES MAY 9, 2023 |

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Max William Pittard<br>Keaton Pittard<br>(NAME) | Same<br>(NAME) | 142-16-0A-105.00-C |
| 1608 Nottingham Place<br>(ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221<br>(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, **Stan Thrasher and Anita Thrasher, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Max William Pittard and Keaton Pittard, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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, Tennessee, being Lot No. 105 on the Plan of Phase Three of Devon Park, of record in Plat Book 6900, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Stan Thrasher and Anita Thrasher by Deed dated June 9, 2015 from Elizabeth H. Blalock, an unmarried woman, recorded June 19, 2015, in Instrument Number 201506190058803, in the Register's Office for Davidson County, Tennessee.

Anita Thrasher executes this instrument as Attorney in Fact on behalf of Stan Thrasher, pursuant to the Power of Attorney recorded in Instrument No. 20201123-0137438, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1608 Nottingham Place (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37221 (Postal Zip)

File No.: 3445-20
Warranty Deed Individual LES rev. 09-2018

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; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 20th day of November, 2020.

Stan Thrasher by Anita T attorney in fact

Stan Thrasher
By: Anita Thrasher, Attorney in Fact

Anita Thrasher

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Anita Thrasher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 24th day of November, 2020.

Shannon Philbin
Commission Expires: 3-7-2023

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

State of Tennessee )

County of Davidson )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Anita Thrasher with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Stan Thrasher and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, she executed the foregoing instrument as his free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 24th day of November, 2020.

Notary Public 3-7-2023

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023