Karen Johnson Davidson County
Batch# 529716 DEEDWARR
12/10/2020 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20201210-0144921

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031175**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $520,000.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2020. Notary Public My Commission Expires: 9/29/21

MICHELLE W. LOCKE NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Andrew Gauthier 5003B Michigan Avenue Nashville TN 37209	Send Tax Bills To: CapStar Bank #300A 2002 Richard Jones Rd Nashville, TN 37215	Tax Information: Tax Parcel ID No. 091 07 0 402.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Max W. Pittard, a married man, and Joseph M. Pittard, a married man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew S. Gauthier, a single man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 908, Block 134 on the NO. 1 PLAN OF WEST NASHVILLE of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Max W. Pittard, a single man and Joseph M. Pittard, a married man, by Warranty Deed from Trent Development Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20151027-0109061, in the Register's Office of Davidson County, Tennessee, dated October 23, 2015 and recorded on October 27, 2015.

Keaton Pittard joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as Spouse of Max W. Pittard. Joseph M. Pittard warrants said property has never been his marital residence.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NO. 1 PLAN OF WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74 and 75.

This is improved property located at 5003B Michigan Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2020.

Max W. Pittard

Joseph M. Pittard

Keaton Pittard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Max W. Pittard, Joseph M. Pittard, and Keaton Pittard, 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 20th day of November, 2020.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)