WARRANTY DEED

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2021

Notary Public

MY COMMISSION EXPIRES: 2-8-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Green Pine Properties, LLC		08610001200
(NAME)	(NAME)	
3516 Albee Drive	Same	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **PITA, Series No 12-05,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Green Pine Properties, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 47 on the Plan of Chapelwood, Section 2, as shown by plat of record in Plat Book 5200, Page 83, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to PITA, Series No 12-05 by deed from Steven M. Zuckerman and wife, Tonya Zuckerman, dated 8-12-08 of record in Instrument #200808190085291, Register's Office for said County.

unimproved ☑

This is improved ☐ property, known as 3516 Albee Drive, UnitsA&B, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Karen Johnson Davidson County
Batch# 612153 **DEEDWARR**
04/12/2021 09:50:14 AM 2 pgs
Fees $13.00 Taxes: $296.00

20210412-0047965

Witness my/our hands this 5th day of April, 2021.

PITA, SERIES NO 12-05

Tonya Morris, managing member

Tonya Morris
, Managing Member

State of Tennessee
County of Wilson

Personally appeared before me Tonya Morris, Managing Member for PITA, Series No. 12-05, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of April, 2021.

Judy Reed

Notary Public
My Commission Expires: 11.20.21

JUDY REED
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 2255