WARRANTY DEED

Karen Johnson Davidson County
Batch# 619353 DEEDWARR
04/20/2021 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,261.70
20210420-0052960

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mahetano Djuma Mahugo and Noella Cadeau	FIRST HORIZON BANK	Parcel ID: 033 03 0B 110.00
(NAME)	(NAME)	
142 Ivy Hill Lane	P.O. Box 7171	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Litle Rock, AR 72233	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Courtney J. Pitts, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mahetano Djuma Mahugo and Noella Cadeau, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of DRY CREEK FARMS, PHASE 3, as shown by plat of record in Instrument No. 20070221-0021236, as corrected in Instrument No, 20070411-0043542, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Courtney J. Pitts, a married woman, by Quitclaim Deed from Courtney J. Young aka Courtney J. Pitts married to Paul A. Pitts II, of record in Instrument No. 20181127-0115654, in the Register's Office of Davidson County, Tennessee, dated November 15, 2018 and recorded on November 27, 2018.

Paul Pitts , spouse of Courtney J. Pitts, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 142 Ivy Hill Lane, Goodlettsville, TN 37072

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.

Witness our hands this ~~15th~~ 16th day of April, 2021

Courtney J. Pitts

Paul Pitts

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Courtney J. Pitts and Paul Pitts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~15th~~ 16th day of April, 2021.

Notary Public

My Commission Expires: 9-02-2024

(SEAL)

SONIA SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christine Hutchinson 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 Sumner

Personally, appeared before me, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

