Karen Johnson Davidson County
Batch# 675524 DEEDWARR
07/13/2021 10:29:30 AM 4 pgs
Fees: $23.00 Taxes: $3,422.50
20210713-0093888

#36436

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36436-06-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $925,000.00. Julie E Waugh Affiant Subscribed and sworn to before me this 7th day of July, 2021. Notary Public My Commission Expires: 3/6/24 GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Keith B. Pitts, Deborah K. Pitts 195 Moultrie Park Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER 195 Moultrie Park Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 116080H19500CO

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, **Julie E. Waugh, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith B. Pitts and Deborah K. Pitts, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 195 Moultrie Park, Nashville, TN 37205.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 7th day of July, 2021.

Julie E. Waugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julie E. Waugh, 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 for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Sugartree, Phase 3 (Revised), of record in Plat Book 5050, pages 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Whitney H. Waugh and wife, Julie E. Waugh by deed dated June 1, 2005 from Frank Hutchison, Executor of the Estate of Frances B. Hutchison of record in Instrument No. 20050607-0064920, Register's Office for Davidson County, Tennessee. Whitney H. Waugh having since died on August 23, 2020 leaving Julie E. Waugh as surviving tenant by the entirety.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plat Book 5050, pages 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, amended and restated in Book 11758, page 466, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Sugartree Homeowners Association, Inc. of record in Book 5683, page 675, Register's Office for Davidson County, Tennessee.
5. Easement to Middle Tennessee Electric Membership Corporation of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.
6. Easement for Sewer of record in Book 3400, page 63, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.
7. Dedication of common area to Sugartree Homeowners Association, Inc. of record in Book 5683, page 675, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on July 9, 2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public

My commission expires October 2, 2023

