Karen Johnson Davidson County
Batch# 700324 DEEDQC
08/18/2021 11:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210818-0111747

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

# QUITCLAIM DEED

| Address New Owners: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Stephen Pitman and<br>Olivia Pitman, et ux<br>4668 Hessey Road<br>Mt. Juliet, TN 37122 | same | 094 16 0E 020.00 |

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Stephen R. Pitman (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Stephen R. Pitman and Olivia C. Pitman, husband and wife, (the "Grantees"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Spence Enclave Townhomes, a planned unit development of record in Instrument Number 20061115-0141672 and amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915, Instrument No. 20100428-0032407 and Instrument No. 20121116-0105801, 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 Stephen R. Pitman, unmarried, by Warranty Deed from Natalie A. Cecil, a single woman, of record at Instrument. No. 20131008-0105525, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 714 Spence Enclave Lane, Nashville, Tennessee 37210.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including any and all matters, and restrictions in instrument Number 20061115-0141672 and amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915,

Instrument No. 20100428-0032407 and Instrument No. 20121116-0105801, end encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

**The purpose of this conveyance is to vest title to the Property to Stephen R. Pitman and wife, Olivia C. Pitman, as tenants by the entirety.**

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 17th day of August, 2021.

Stephen R. Pitman, Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Stephen R. Pitman, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 17th day of August, 2021.

B. Yvonne Cantrell
Notary Public

B. YVONNE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMM. EXP. OCTOBER 2, 2023

My Commission Expires: 10/2/23

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(A).

Affiant

Subscribed and sworn to before me this 17th day of August, 2021.

B. Yvonne Cantrell
Notary Public

B. YVONNE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMM. EXP. OCTOBER 2, 2023

My Commission Expires: 10/2/23

## CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 17, 2021.

Andrea J Sinclair
Andrea J. Sinclair

Aug. 17, 2021
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 17th day of August, 2021.

B. YVONNE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMM. EXP. OCTOBER 2, 2023

B. Yvonne Cantrell
Notary Public

My Commission Expires: 10/2/23

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