WARRANTY DEED

Karen Johnson Davidson County
Batch# 709016 DEEDWARR
09/02/2021 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210902-0118296

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/10/2022

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey J Polanzi	NEW OWNER	050020C0300CO
(NAME)	(NAME)	
1005 Cone Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Michael L Pittman, Trustee and Kathleen M. Pittman, Trustees of the Pittman Declaration of Trust dated 7/27/2015**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jeffrey J Polanzi, a single man**, hereinafter called the GRANTEE(S), his 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. 23, on the Plan of Final Plat, Thornton Grove PUD, Phase 1A, of record in Instrument No. 20200515-0051025, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael L. Pittman, Trustee and Kathleen M. Pittman, Trustee of the Pittman Declaration of Trust dated 07/27/2015 by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated 08/26/2020 and recorded 08/27/2020, of record in Instrument 202008270097114, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Instrument 202005150051025; (2) Covenants, conditions, easements and restrictions recorded in Instrument 202006080058652 and Instrument 202012090143747; (3) Easement including terms and conditions thereof as recorded in Book 5992, Page 654, Book 6199, Page 554, Book 6199, Page 559, Instrument 201509080091176, Instrument 201904080031669, Instrument 201908120080087, and Instrument 201909060090115; (4) Charter of record in Instrument 201907230072220, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1005 Cone Boulevard, Nashville, TN 37207

(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 GRANTEE(S), his assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his 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.

Effective the 25th day of August, 2021.

Michael L Pittman, Trustee and Kathleen M. Pittman, Trustees of the Pittman Declaration of Trust dated 7/27/2015

Michael L. Pittman, Trustee

Kathleen M. Pittman, Trustee

DENNIS J HENNESSY
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 15, 2025

State of Illinois
County of DuPage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael L Pittman and Kathleen M Pittmann with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved themselves to be the Trustees of the Pittman Declaration of Trust dated 7/27/2015, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of August, 2021.

Notary Public:
My Commission Expires: June 15, 2025

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

202109020118296

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 8/30/2021.

Kimberly D Hicks
Affiant
Date: 8/31/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31 day of August, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON