This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-13663-SL

Karen Johnson Davidson County
Batch# 717134 DEEDWARR
09/15/2021 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210915-0123983

STATE OF ~~TENNESSEE~~ CA
COUNTY OF LOS ANGELES

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of September, 2021.

EMILY WILDHIRT FOWLKES
Notary Public - California
Los Angeles County
Commission # 2331005
My Comm. Expires Jul 25, 2024

Notary Public
My Commission Expires: 7/25/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Heather Lynn Pittman 1618 Benjamin Street Nashville, TN 37206	Mortgage Research Center, LLC DBA Veterans United Home Loans 1400 Veterans United Drive Columbia, MO 65203	083 06 0 031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jeffrey Wasserman, Successor Trustee of Jonelle Forte Trust dated October 4, 2019**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Heather Lynn Pittman, a single woman**, hereinafter called the Grantee(s), his/her/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. 42 on the Plan of Subdivision of Lots No. 8, 9, 10 and part of Lot No. 7 in Block "A", Lots No. 13, 14 in Block "B" all of Block "C" in Subdivision of "Weakley Place" of Record in Plat Book 547, Page 12, in the Register's Office for Davidson County, Tennessee, to which plan reference hereby made for a more complete description of the property.

Being the same property conveyed to Jonelle Forte, Trustee, the Jonelle Forte Trust, dated October 04, 2019, by Quitclaim Deed from Jonelle L. Forte, a married woman, who took title as a single woman, of record in Instrument No. 20191219-0131074, in the Register's Office of Davidson County, Tennessee, dated October 04, 2019 and recorded on December 19, 2019.

Being the same property conveyed to Jonelle L. Forte, A Single Woman, by Warranty Deed from Jennifer D. Rothlein, Married, of record in Instrument No. 20160802-0079505, in the Register's Office of Davidson County, Tennessee, dated July 29, 2016 and recorded on August 02, 2016.

This is ☐ improved or ☐ unimproved property located at: **1618 Benjamin Street, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 this 10th day of September, 2021.

GRANTOR:

Jonelle Forte Trust dated October 4, 2019

By: _____
Jeffrey Wasserman, Successor Trustee

STATE OF ~~TENNESSEE~~ CA
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey Wasserman, Successor Trustee of Jonelle Forte Trust dated October 4, 2019, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of September, 2021.

EMILY WILDHIRT FOWLKES
Notary Public - California
Los Angeles County
Commission # 2331005
My Comm. Expires Jul 25, 2024

Emily Wildhirt Fowlkes
Notary Public
My Commission expires: 7/25/2024

202109150123983

Certificate of Authenticity

I, Lauren Weber, do hereby make oath that I am 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 September 10, 2021.

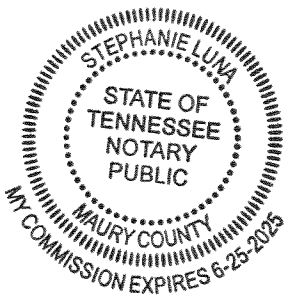
Lauren Weber
Affiant Signature

September 10, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10th day of September, 2021.

Notary's Signature
My Commission Expires: 6/25/25



Notary's Seal