(1)

Karen Johnson Davidson County
Batch# 731384 DEEDWARR
10/07/2021 11:31:10 AM 2 pgs
Fees: $13.00 Taxes: $1,250.60
20211007-0134862

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $338,000.00

Affiant

Subscribed and sworn to before me, this 5th day of October, 2021.

Hillary Torrence
Notary Public

My commission expires:
12/16/2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tori Danielle Pittman **Timothy Lee Pittman Jr**	Novus Home Mortgage, a division ~~New Owner~~ of Ixonia Bank	**07514012800**
8140 Terry Lane	20935 Swenson Drive, Suite 420	
Hermitage, TN 37076	Waukesha, WI 53186	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Matthew Genung and Megan Genung, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TORI DANIELLE PITTMAN AND TIMOTHY LEE PITTMAN JR., WIFE AND HUSBAND

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:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 35, as shown on the map entitled Hermitage Estates, Section Four, of record in Book 3700, page 148, said Register's Office, reference to which is hereby made for a more complete description.

TRACT 2:

Land in Davidson County, Tennessee, being Reserve Parcel "L", as shown on the map entitled Hermitage Estates, Section Four, of record in Book 3700, page 148, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to MATTHEW GENUNG AND MEGAN GENUNG, HUSBAND AND WIFE, by deed from ELIZABETH M. MILLER, UNMARRIED, of record AS Instrument No. 20190307-0021171, dated March 6, 2019, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 8140 Terry Lane, Hermitage, TN 37076.

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 in 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.

_____ Date: 10/5/21
Matthew Genung

_____ Date: 10/5/21
Megan Genung

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Matthew Genung and Megan Genung, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October 2021.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin TN 37064