Karen Johnson Davidson County
Batch# 733600 DEEDWARR
10/11/2021 11:18:59 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20211011-0136307

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2021.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-21-069

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Robert Pate and Amy Pate	Robert Pate and Amy Pate	146-04-0-076.00
(NAME)	(NAME)	
4759 Timberhill Drive	4759 Timberhill Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ELIZABETH D. PITTS AND SPOUSE, R. JASON PITTS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT PATE AND AMY PATE, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Lot(s) 747, as shown on the map entitled Caldwell Hall, Section Eleven, of record in Plat Book 3300, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ELIZABETH D. PITTS AND SPOUSE, R. JASON PITTS, by deed from PETER PALMISANO, UNMARRIED AND ALISA PALMISANO, UNMARRIED, of record in Instrument No. 20030402-0043434, dated November 14, 2002, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4759 Timberhill Drive, Nashville, TN 37211
(House No.) (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 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. 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.

Witness our hands this 4th day of October, 2021.

Elizabeth D. Pitts by Thomas, Attorney in Fact
Elizabeth D. Pitts by Thomas Vorholt II, Attorney In Fact

R. Jason Pitts by Thomas, Attorney in Fact
R. Jason Pitts by Thomas Vorholt II, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Thomas Vorholt II, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Attorney In Fact for Elizabeth D. Pitts and R. Jason Pitts, the bargainors, and who acknowledged executing the within instrument for the purposes therein contained in his capacity as Attorney In Fact.

Witness my hand and official seal, this the 4th of October, 2021.

Allie Efferson
Notary Public
My Commission Expires: 3-3-25

(SEAL)

ALLIE EFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025