(1)

Karen Johnson Davidson County
Batch# 764295 DEEDWARR
12/01/2021 11:21:35 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20211201-0158627

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $340,000.00.

Affiant

File #2021-701

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me on November 30, 2021.

Hillary Torrence
NOTARY PUBLIC
My Commission Expires: 12/16/2024

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Tim Pittman and Karen Anne Pittman 7548 Hallows Dr. Nashville, TN 37221	Vanderbilt University Credit Union 1313 21st Ave. South, Oxford House Room 107 Nashville, TN 37232	092-13-0-469.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BEVERLY WALLER MCINNES, MARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **TIM PITTMAN AND KAREN ANNE PITTMAN, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 12 of Block 23 on the Plan of Charlotte Park Company's Second Addition to Nashville of record in Plat Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 12, Block 23, fronts 53 feet on the southerly margin of Elkins Avenue and extends back 150 feet on the westerly line and 150 feet on the easterly line to a dead line in the rear, measuring 50.9 feet thereon.

Being the same property conveyed to BEVERLY WALLER MCINNES, UNMARRIED, by Warranty Deed from ADAM RIPMASTER, UNMARRIED, of record as Instrument No. 20060526-0062268, dated May 25, 2006, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 3723 Elkins Avenue, Nashville, TN 37209.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 my hand on November 26, 2021.

Grantor:

Beverly Waller McInnes

Beverly Waller McInnes

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **BEVERLY WALLER MCINNES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of November, 2021.

TRISH M. AIKMAN
ID #926278
My Commission Expires
September 19, 2025

Notary Public

My commission expires: 9/19/2025