Karen Johnson Davidson County
Batch# 853761 DEEDWARR
05/11/2022 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,412.05
20220511-0054036

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $381,635.16.

Affiant

Subscribed and sworn to before me this 2nd day of May, 2022.

Notary Public
My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Name and Address of New Owner:
Carla Nuzzo
2265 Ingram Road
Whites Creek, Tennessee 37189

Send Tax Bills To:
Carla Nuzzo
3762 S Sangamon St.
Chicago, IL 60609

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 031-00-0-104.00

36999

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Walter R. Pewitt, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carla A. Nuzzo, Trustee of The Carla Nuzzo Trust, dated September 7, 2016,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the branch at the apex of the branch end where another branch joins together point marked by a hole in rock bottom located 30 ft. below a wood bridge game being the S.W. comer of this tract, thence with the C/L of road N 30 deg. E 352.0 feet to a spoke in the center of Ingram Road same being 27 feet east of the original comer of property in the center of the branch and in the north line between this property and the old Ingram property, thence leaving the road and up hill generally with old fence line S 67 deg. E 609.0 Ft to a point in fence line thence; generally with old fence line S 41 deg. 20 min. W 582.0 feet to a point in the branch thence; with the center line of branch N 76 deg. W 161.0 feet to a point thence; down branch N 53 Deg. 30 min. W 89.0 feet to a point thence; down branch N 70 deg. 30 min. W 300.0 Feet to a hole in apex of two branches the 200' at N 44 min. E and 40' the back to the point of beginning.

Included in the above legal description but excluded from this conveyance is All that portion of Lot 1 shown on the subdivision of William A. Pewitt, Jr. property of record in Plat Book 5060, page 192 as it now appears on Lot 2 on the Pewitt-Burke Subdivision of record in Plat Book 6050, page 522.

Said property is also described as follows:

Being Lot 1 on the plan of Pewitt-Burke Subdivision, of record in Plat Book 6050, Page 522, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Walter R. Pewitt by Warranty Deed from William A Pewitt, Jr. and Mary Nell Pewitt, husband and wife, of record in Instrument No. 20040608-0067876, Register's Office of Davidson County, Tennessee, dated May 28, 2004 and recorded on June 8, 2004.

For informational purposes only: Being also known as 2265 Ingram Road, Whites Creek, Tennessee 37189.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of May, 2022.

Walter R. Pewitt (SEAL)
Walter R. Pewitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Walter R. Pewitt, 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 this 2nd day of May, 2022.

Notary Public
My commission expires: 5-5-2025

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF SARAH LILE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
2nd day of May, 2022.

_____
Notary Public
My commission expires:_____

File No. GNT-22-2129

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 5/2/22

GEORGE E. MUDTER, JR.
Dated 5/2/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 5/2/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

