THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 22044042**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,730,000.00. Affiant Subscribed and sworn to before me, this 11th day of May, 2022. Notary Public My Commission Expires: 9/2/24

SARAH AMES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

Karen Johnson Davidson County
Batch# 859080 DEEDWARR
05/19/2022 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $6,401.00
20220519-0058104

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kunal Mehta and Rekha Chandra Mehta 217 38th Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No. 104-01-0-216.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam S. Pitts and Margaret S. Pitts, Trustees of the Pitts Revocable Living Trust, dated August 8, 2017, as tenants by the entireties** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kunal Mehta and Rekha Chandra Mehta, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 95, and the northerly 12.5 feet of Lot No. 96, as shown on the map entitled Map of Part of West Grove Subdivision, of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 95 and part of Lot No. 96 front together 62.5 feet on the westerly margin of 38th Avenue North, and extends back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to ADAM SCOTT PITTS by deed from ASPEN CONSTRUCTION, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20140509-0039755, dated May 8, 2014, said Register's Office.

ADAM SCOTT PITTS conveyed his interest to ADAM SCOTT PITTS AND MARGARET S. PITTS, HUSBAND AND WIFE, by quitclaim deed of record in Instrument No. 20170810-0082114, dated August 8, 2017, said Register's Office.

ADAM SCOTT PITTS AND MARGARET S. PITTS, HUSBAND AND WIFE conveyed their interest to ADAM S. PITTS AND MARGARET S. PITTS, TRUSTEES OF THE PITTS REVOCABLE LIVING TRUST, DATED AUGUST 8, 2017, AS TENANTS BY THE ENTIRETIES , by deed of record in Instrument No. 20170810-0082115, dated August 8, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 104-01-0-216.00.

Matters shown on the Plan of record in Plat Book 421, page 109, said Register's Office.

This is improved property located at 217 38th Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 11th day of May, 2022.

The Pitts Revocable Living Trust, dated August 8, 2017

TRUSTEE
By: Adam S. Pitts, Trustee

Margaret Pitts TRUSTEE
By: Margaret S. Pitts, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam S. Pitts and Margaret S. Pitts with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they is the Trustees of the Pitts Revocable Living Trust, dated August 8, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of May, 2022.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 08, 2022

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, Sarah Ames, do hereby make oath that I am a licensed attorney and/or 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 May 11, 2022.

Signature
Date: May 11, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 11th day of May, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD