WARRANTY DEED

Karen Johnson Davidson County
Batch# 873546 DEEDWARR
06/17/2022 09:56:57 AM 2 pgs
Fees: $13.00 Taxes: $2,094.20

20220617-0069485

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $566,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No. AT-22-2562

Prepared by:

Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Pittman and Ray Pittman		
(NAME)	NEW OWNER (NAME)	087-09-0-115.00
6121 Allen Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Kyle Yost and Kristen Ashley Yost, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Pittman, an unmarried woman, and Ray Pittman, a married man, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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 No. 60 on the Plan of Final Plat of New Hope Estates, Phase Three of record in Plat Book 9700, Page 494, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyle Yost and Kristen Ashley Yost, Husband and Wife by Warranty deed from Derek Alan Jablonski and Amy Denise Jablonski, husband and wife of record in Instrument No. 20161102-0115742 Register's Office for Davidson County, Tennessee, dated October 27, 2016 and recorded on November 02, 2016.

This is property more commonly known as 6121 Allen Court, Nashville, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 15th day of June, 2022.

Kyle Yost by Ryan Lux
attorney in fact
Kyle Yost by Ryan Lux, Attorney-In-Fact

~~Kristen Ashley Yost~~ Kristen Ashley Yost by Ryan Lux
attorney in fact
Kristen Ashley Yost by Ryan Lux, 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 Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Kyle Yost, and that this instrument was executed on behalf of the said Kyle Yost for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20220617-0069484, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 15th day of June, 2022.

Jill Neely
NOTARY PUBLIC

My Commission Expires: 01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

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 Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Kristen Ashley Yost, and that this instrument was executed on behalf of the said Kristen Ashley Yost for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20220617-0069484, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 15th day of June, 2022.

Jill Neely
NOTARY PUBLIC

My Commission Expires: 01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson