Karen Johnson Davidson County
Batch# 878963 DEEDWARR
06/27/2022 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220627-0073600

Prepared By & Return To:
Tennessee Title Services LLC-
Murfreesboro
720A South Church Street
Murfreesboro, TN 37130
M-22-2746

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of June, 2022

Notary Public

Commission Expires: 4/26/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Josephine Bumba-Sasa 1345 Bell Road Nashville, TN 37013	NEW OWNER	162-12-0B-051.00

WARRANTY DEED

FOR AND IN 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,

John A. Pittmann, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josephine Bumba-Sasa, an unmarried woman

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 Unit No. 20C, of Tract II on the plan of Final Plat, Villas at Belle Parke, Phase I, a horizontal property regime, of record in Instrument # 20020913-0111601, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument # 20020911-0110959 to which reference is hereby made for a more complete legal description.

BEING the same property conveyed by Warranty Deed from William Wesley Peck and Susan W. Peck to John A. Pittman, recorded May 25, 2007, as Instrument No. 20070525-0062893 in Davidson County, Tennessee Register of Deeds. Subject property having never been the primary residence of herein grantors spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 1345 Bell Road, Nashville, TN 37013

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 so 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.

Dated this the 21st day of June, 2022.

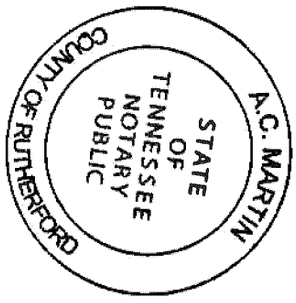
John A. Pittmann

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 22nd day of June, 2022, before me personally appeared John A. Pittmann, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of June, 2022.

Notary Signature
My commission expires: 5-16-26



Certificate of Authenticity

I, Tonya Loftin, 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 **June 21, 2022**.

Date

Tonya Loftin
Affiant Signature

June 23, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 23rd day of June, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)