Karen Johnson Davidson County
Batch# 889157 DEEDWARR
07/14/2022 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,235.80
20220714-0081006

WARRANTY DEED

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED THIRTY FOUR THOUSAND AND 00/100 ($334,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, Suite F186, Nashville, Tennessee 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Robert Newell Pittman (NAME)	**NEW OWNER** (NAME)	**117 11 0J 109.00**
2025 Woodmont Boulevard Nashville, TN 37215 (ADDRESS)	**900 Van Leer Drive Nashville, TN 37220** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 13th day of July, 2022, the undersigned, **CRAIG MICHAEL SMITH AND TRISHA THOMPSON, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ROBERT NEWELL PITTMAN, A MARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2025 WOODMONT BOULEVARD, UNIT 109, NASHVILLE, TN 37215** and more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit No. 109, together with the appurtenant interest in the common elements of the Hillmont Condominiums, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050404-0036415 and in Instrument No. 20050512-0053861 Register's Office for Davidson County, Tennessee. Said Unit being depicted on the Condominium Site Plan attaches as Exhibit "C" to the Master Deed.

Being the same property conveyed to Donald R. Barrett, Jr., Trustee, by Craig Michael Smith, and subsequently transferred to Craig Michael Smith and Trisha Thompson, Tenants in Common with Rights of Survivorship, by Donald R. Barrett, Jr., Trustee, by Quitclaim Deed of record in Instrument No. 20200921-0107925, in the Register's Office for Davidson County, Tennessee, dated August 14, 2020 and recorded on September 21, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 13th day of July, 2022.

GRANTOR: Craig Michael Smith

STATE OF Michigan)
COUNTY OF Oakland)

Personally, appeared before me, a Notary Public of the aforesaid authority, **CRAIG MICHAEL SMITH**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 13th day of July, 2022.

Notary Public

05/26/2026
My Commission Expires

KATHLEEN ELVY
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires MAY 26, 2026
Acting in the County of Oakland

GRANTOR: Trisha Thompson

STATE OF Michigan)
COUNTY OF Oakland)

Personally, appeared before me, a Notary Public of the aforesaid authority, **TRISHA THOMPSON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 13th day of July, 2022.

Notary Public

05/26/2026
My Commission Expires

KATHLEEN ELVY
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires MAY 26, 2026
Acting in the County of Oakland

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 July 13, 2022.

Affiant Signature

07/13/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 13th day of July, 2022.

Notary Public

Notary's Seal:

