RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-8990-2022

Karen Johnson Davidson County
Batch# 890353 DEEDWARR
07/18/2022 11:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20220718-0081967

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of July 2022

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Enck & Kara Pitts 1357 Rosedale Ct Nashville, TN	Same address as new owner	071-16-0-396

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($530,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MELISSA ANN MITCHELL HAITHCOCK AND WILEY HAITHCOCK, WIFE AND HUSBAND, AND PATRICIA S. OUELLETTE, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL ENCK AND KARA PITTS, EACH AN UNMARRIED PERSON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Joy Gardens of record in Book 3842, page 68, as amended (Relocation of Lot Line between Lots 12 and 13) in Book 4036, page 155, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melissa Haithcock, a married woman, and Patricia S. Ouellette (misspelled on previous deed as Ouelette), an unmarried woman, from Jimmy D. Greer, aka Jimmie D. Greer, and wife, Delores B. Greer, by Warranty Deed dated August 16, 2017 and recorded August 18, 2017 in Instrument #20170818-0084981, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1357 Rosedale Court, Nashville, TN 37207

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 15th day of July, 2022

GRANTOR(S)

Melissa Ann Mitchell Haithcock

Wiley Haithcock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Melissa Ann Mitchell Haithcock and Wiley Haithcock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15 day of July, 2022.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____

GRANTOR(S)

Patricia S Ouellette
Patricia S. Ouellette

STATE OF NC
COUNTY OF Pitt

Personally appeared before me, a Notary Public, Patricia S. Ouellette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13 day of July, 2022

Gloria Lynn Baker
Notary Public

Gloria Lynn Baker
Printed Notary Name

My commission expires: 10/6/24

GLORIA LYNN BAKER NOTARY PUBLIC PITT COUNTY, N.C.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 15, 2022 (date of document).

Jennifer L. Pennell

July 15, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of July, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

