Karen Johnson Davidson County
Batch# 925312 DEEDWARR
10/05/2022 10:03:57 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20221005-0109776

Return to:
Realty Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: JM-RF-22 1856

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE ADAM H. JEFFERSON My Commission Expires on 05/05/2025

06-NSH22-04974

Address of New Owner:	Send Tax Bills to:	Tax Information:
David Ross and Nancy Ross 1856 Brookmeadow Lane Hermitage, TN 37076	Bay Equity, LLC 770 Tamalpais Drive Corte Madera, CA 94925	064-16-0D-088.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gina Pitts, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Ross and Nancy Ross, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land situated in Davidson County, Tennessee, and being described as follows:

Being Lot No. 255 on the Plan of Section Two, Truxton Park, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20010515-0049898, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Brittney J. Pitts, a single woman, and Gina Pitts, a single woman, joint tenants with rights of survivorship by Warranty Deed from Audrey L. Horwath Living Trust Agreement of record in Instrument No. 20100603-0043122 Register's Office for Davidson County, Tennessee, dated May 28, 2010 and recorded on June 03, 2010.

Being the same property conveyed to Gina Pitts, unmarried by Quit Claim Deed from Brittney J. Pitts, married of record in Instrument No. 20140414-0031038 Register's Office for Davidson County, Tennessee, dated April 11, 2014 and recorded on April 14, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1856 Brookmeadow Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 30th day of September, 2022

Gina Pitts

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gina Pitts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 30th day of September, 2022.

Notary Public

My Commission Expires: _____

GAIL DORMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023