WARRANTY DEED

Karen Johnson Davidson County
Batch# 926843 DEEDWARR
10/07/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20221007-0110502

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $499,999.00.

Kelsey Pitman
AFFIANT

Subscribed and sworn to before me this the 29th day of September, 2022.

NOTARY PUBLIC

My commission expires: 3/25/2023

KRISTY MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 22-1113 HASTON

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Haston 2012 Family Trust	New Owner	
(NAME)	(NAME)	086-12-0A-068.00-CO
812 Bloomdale Trce		
(ADDRESS)	(ADDRESS)	
Hermitage, 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, **Samuel Pitman and Kelsey Pitman, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGELA M. AUSTIN-HASTON AND JIM L. HASTON AS TRUSTEES OF THE HASTON 2012 FAMILY TRUST DATED MARCH 15TH, 2012**, 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 located in Davidson County, Tennessee, being Lot No. 68 on the Plan of Tulip Grove Pointe, Section Three, of record in Instrument No. 20140328-0025675, 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 Samuel Pitman and Kelsey Pitman, husband and wife by Warranty deed from Wright Farms, L.L.C., a Tennessee Limited Liability Company of record in Instrument No. 20160510-0046279 Register's Office for Davidson County, Tennessee, dated May 06, 2016 and recorded on May 10, 2016..

DESIGNATED as Tax ID: 086-12-0A-068.00-CO

This is
unimproved ☐
improved ☒ property known as 812 Bloomdale Trce, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this the 26 day of September, 2022.

Samuel Pitman

Kelsey Pitman

Kelsey Pitman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Samuel Pitman and Kelsey Pitman, husband and wife**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 26 day of September, 2022.

Kristi McCoy

Notary Public

My Commission Expires:

3/25/2023

KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, **Kristi McCoy**, 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 **September 26, 2022.**

Kristi McCoy 9/26/22

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **September 26, 2022.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

