PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 933387 DEEDWARR
10/24/2022 02:30:22 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20221024-0115392

Ivey Title, LLC Ref: (DW) Title No.: 62761
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Willow Haven Properties, LLC, a Tennessee limited liability company 317 Mill Run Circle Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 155150A14800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peri S. Pitts, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Willow Haven Properties, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Stonemeade Section I of record in Book 6900, pages 800 and 801, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Schettler and Peri S. Schettler, husband and wife, by Warranty Deed from Katherine R. Green Stough and Michael C. Stough, wife and husband, dated August 31, 2006 and recorded on September 5, 2006 of record in Inst. No. 20060905-0109612, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated February 25, 2016, recorded March 8, 2016, of record in Inst. No. 20160308-0022019, said Register's Office, James M. Schettler and Peri S. Schettler, now known as Peri S. Pitts, conveyed subject property to Peri S. Pitts, unmarried.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, pages 800 and 801, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 7701, page 290, Book 8349, page 43, Book 8517, page 992, and Book 8810, page 840, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Stonemeade Homeowner's Association of record in Book 7920, page 728, said Register's Office; Deed of Easement and Agreement of record in Inst. No. 20200210-0015125, said Register's Office; and Easement for public utility purposes to the Harpeth Valley Utilities District of record in Book 9740, page 967, said Register's Office.

This is improved property, known as 309 Mill Run Circle, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of October, 2022.

Peri S. Pitts

Peri S. Pitts

State of Tennessee

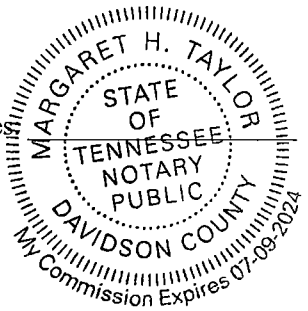
County of Davidson

On this 21st day of October, 2022, before me the undersigned authority, personally appeared Peri S. Pitts, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H Taylor

Notary

My Commission Expires:



State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

D Denise Woods

Affiant

Sworn and subscribed before me this 21st day of October, 2022.

Margaret H Taylor

Notary

My Commission Expires:

