Karen Johnson Davidson County
Batch# 933624 DEEDQC
10/25/2022 01:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221025-0115729

Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
Keaton A. Rye
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Timothy Lee Pittman Sr., and Karen Anne Pittman Trustees of the Pittman Revocable Living Trust 7548 Hallows Drive Nashville, TN 37221	New Owner	12800020000

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **Timothy L. Pittman and Karen Anne Pittman, husband and wife**, hereinafter collectively called **"GRANTOR,"** hereby quitclaims and conveys unto **Timothy Lee Pittman, Sr. and Karen Anne Pittman, Trustees or their successors in interest, of the Pittman Revocable Living Trust u/a March 19, 2020**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davison County, Tennessee, to wit:

Land in Davidson County, Tennessee, being a portion of the land conveyed to Dalamar Homes, LLC by Warranty Deed of record in Instrument 20150603-0051629, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), and is more particularly described as follows:

Beginning at an iron rod set by Ragan Smith, said rod being the northwesterly corner of Lot 14 of Section One, Dunaway Woods, of record in Plat Book 5200, Page 132, R.O.D.C., TN; thence leaving said Lot and with the line of K. Thomas Sidwell, of record in Instrument Number 20170323-0028462, R.O.D.C., TN for the following 2 calls, North 47 degrees, 33 minutes, 55 seconds West, a distance of 164.37 feet to an iron rod set; thence North 08 degrees, 37 minutes, 33 seconds West, a distance of 264.67 feet to an iron rod set; thence along a new partition line, North 48 degrees, 08 minutes, 08 seconds East, a distance of 530.70 feet to an iron rod set, said rod being in the line of the P.U.D. Boundary & Subdivision Plat of Pine Forest, of record in Plat Book 9700, Page 476, R.O.D.C.,TN; thence with said subdivision, South 21 degrees, 45 minutes, 41 seconds East, a distance of 418.52 feet to an iron rod set, said rod being the northern most corer of Lot 10 of the aforementioned Section One, Dunaway Woods; thence with Dunaway Woods, South 48 degrees, 59 minutes, 09 seconds West, a distance of 399.79 feet to a concrete monument; thence South 49 degrees, 12 minutes, 22 seconds West, a distance of 115.87 feet the point of beginning having an area of 217,800.1 square feet or 5.00 acres of land. This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on April 19, 2017, and is based on survey work conducted by Dale and Associates in the fall 2015.

Being the same property conveyed to Timothy L. Pittman and Karen Anne Pittman, husband and wife by Warranty Deed dated December 11, 2020 from Dalamar Homes, LLC, a Tennessee limited liability company, of record in Instrument 20201216-0148930, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 7548 Hallows Drive, Nashville, TN 37221. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21st day of October, 2022.

GRANTORS:

Timothy L. Pittman

Karen Anne Pittman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Timothy L. Pittman and Karen Anne Pittman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2022.

Hillary Torrence
Notary Public

My commission expires: 12/16/2024

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

AFFIANT

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

Hillary Torrence
Notary Public

My Commission Expires: 12/16/2024

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Robert C. Ashworth, 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 correct copy of the original document executed and authenticated according to law on October 24, 2022

Signature

10-24-22
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Robert C. Ashworth, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

October 24, 2022
Date

My Commission Expires: 1/20/2025

REBEKAH JOLLEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 20, 2025