Karen Johnson Davidson County
Batch# 937884 DEEDWARR
11/04/2022 09:03:30 AM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20221104-0118953

WARRANTY DEED

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

AFFIANT

Subscribed and sworn to me on November 3, 2022.

NOTARY PUBLIC

My Commission Expires: 8-3-26

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, TN 37064-2613
615-794-0807
Contact: Leigh Anne Sailors

NAME / ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*	*MAP - PARCEL NO(S).:*
Ryan E. McCluskey, Co-Trustee Nichole M. McCluskey, Co-Trustee for The McCluskey Revocable Living Trust c/o 5900 River Oaks Road Brentwood, TN 37027	Ryan E. McCluskey, Co-Trustee Nichole M. McCluskey, Co-Trustee for The McCluskey Revocable Living Trust 5900 River Oaks Road Brentwood, TN 37027	Tax Map(s): 159 13 O A Parcel ID(s): 002.00 co

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Christian Pitts and Amy Pitts, husband and wife, (hereinafter called "Grantors")**, have bargained and sold, and by these presents do transfer and convey unto **Ryan E. McCluskey and Nichole M. McCluskey, Co-Trustees of The McCluskey Revocable Living Trust dated September 14, 2022, (hereinafter call "Grantee")**, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being described as Unit B, along with the Limited Common Element for Unit B as shown on the Plat for the Horizontal Property Regime known as 5900 River Oaks Road Commons, being part of Tax Map 159, Parcel 131, located in the 34th Council District, Nashville, Davidson County, Tennessee, the said plat being dated June 21, 2019, and being Exhibit C to the Master Deed and Declaration of Covenant and Restriction for 5900 River Oaks Road Commons of record as Instrument #20190703-0065296, Register's

Office of Davidson County, TN, to which reference is hereby made.

Being the same property conveyed to Christian Pitts and wife, Amy Pitts by Warranty Deed dated July 27, 2020 from Pennock Place, LLC, a Tennessee limited liability company and being of record in Instrument Number 20200728-0082914 and as corrected in Instrument Number ____20221040118951____, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 County taxes are a lien and are now due and payable. Said taxes have been prorated between the parties and taxes are being paid simultaneously with the recording of this instrument.
2. Subject to an easement for right of way purposes of record in Book 8045, Page 668, said Register's Office.
3. Subject to Master Deed and Declaration of Covenants, Conditions and Restrictions, By-Laws, Charter and Plat for 5900 River Oaks Road Commons of record in Instrument Number 20190703-0065296, said Register's Office.

This property is also known as unimproved property located at 5904 River Oaks Road, Brentwood, TN 37027.

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, its successors and assigns forever, and Grantors do covenant with the said Grantee that they 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

Executed on this 3rd day of November, 2022.

Christian Pitts

Christian Pitts

By: Amy Pitts

Amy Pitts
Attorney in Fact
Pursuant to Power of Attorney of record
in Instrument Number
_____20221040118952___,
RODC, TN

Amy Pitts

Amy Pitts

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared Amy Pitts, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Christian Pitts, and further acknowledged that she executed same as the free act and deed of Christian Pitts.

Witness my hand on this 3rd day of November, 2022.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

I, Amy Pitts, being first duly sworn and having executed the above instrument as attorney-in-fact for Christian Pitts, the principal, pursuant to a [durable] power of attorney granted to me, hereby state in accordance with Section 34-6-105(c), Tenn. Code Ann., that I did not have at the time of my execution of this above instrument [my exercise of such power] actual knowledge of the termination of such power by revocation or of the principal's death.

Witness my hand on this 3rd day of November, 2022.

x
Amy Pitts
Attorney in Fact

Sworn to and subscribed before me on this 3rd day of November, 2022.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Thomas N. Jones, 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 November 3, 2022 (date of document).

Thomas N. Jones
Date: November 3, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 30 day of November, 2022.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY