Karen Johnson Davidson County
Batch# 938921 DEEDWARR
11/07/2022 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $9,805.00
20221107-0119726

37367

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,650,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 11/07/2022. NOTARY PUBLIC MY COMMISSION EXPIRES

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4154

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Christian Pitts and Amy Pitts	Regions	116-16-0-046
4002 Copeland Drive	2050 Parkway Office Circle	
Nashville, TN 37215	Birmingham AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Joshua A. Beckman and Lauren E. Beckman, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christian Pitts and Amy Pitts, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 36 on the Map of Evergreen Heights, Part Two, Revision of Lots 35, 36 and 37, of record in Book 2083, Page 22, said Register's Office, to which plane reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joshua A. Beckman and Lauren E. Beckman, husband and wife, by deed dated 07/31/2015, and recorded 08/03/2015, from Stephen Church, Trustee of the 8GCO Revocable Living Trust U/A/D July 21, 2014, of record in Instrument Number 20150803-0076716, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.
ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4002 Copeland Drive Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on November 7, 2022.

Joshua A. Beckman by J. Attorney in Fact
Joshua A. Beckman by J. Carlton Drumwright, his Attorney-In-Fact

Lauren E. Beckman by J. Attorney in Fact
Lauren E. Beckman by J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Joshua A. Beckman and Lauren E. Beckman, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Joshua A. Beckman and Lauren E. Beckman and is authorized by Joshua A. Beckman and Lauren E. Beckman, to execute this instrument on their behalf.

Witness my hand and official seal, this November 7, 2022.

Elizabeth J. Barnes
Notary Public

My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-4154

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 11/7/22

GEORGE E. MUDTER, JR.
Dated 11/7/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 11/7/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

