Karen Johnson Davidson County
Batch# 940291 DEEDWARR
11/10/2022 03:11:30 PM 2 pgs
Fees: $13.00 Taxes: $3,196.80
20221110-0120752

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $864,000.00.

Affiant

Subscribed and sworn to before me this 7th day of November, 2022.

Notary Public
My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

2022-481

Address of New Owner:	Send Tax Bills to:	Tax Information:
Catherine C. Youngdahl	New Owner	
1201 Chapel Avenue	1201 Chapel Ave	083 02 0 354.00
Nashville, TN, 37206	Nashville, TN 37206	

WARRANTY DEED

For and in 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, we

Pamela Gail Bitton (f/k/a Pamela Gail Siegelaub) and Ayal Bitton, wife and husband,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Catherine C. Youngdahl, an unmarried woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of J.J. Pryors Subdivision, Re-Subdivision of Lot 1, 2 and 3, of record in Instrument No. 20100506-0034371, 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 Pamela Gail Siegelaub and Ayal Bitton, wife and husband by Warranty Deed from Amy Klinefelter and Christopher Klinefelter, wife and husband of record in Instrument No. 20150513-0044097, Register's Office for Davidson, Tennessee, dated November 18, 2014 and recorded on May 13, 2015.

Pamela Gail Siegelaub having since changed her name to Pamela Gail Bitton.

Pamela Gail Bitton and Pamela Gail Siegelaub being one and the same person.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1201 Chapel Avenue, Nashville, TN 37206.**

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 our hands this 7th day of November, 2022.

Pamela Gail Bitton

Pamela Gail Bitton

Ayal Bitton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela Gail Bitton and Ayal Bitton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of November, 2022.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Emily Manno, 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

11/7/22
Date

Emily Manno
Affiant Signature

11/7/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of Nov. 2022

Leslie Garside
Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON