This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-19624-TC

Karen Johnson Davidson County
Batch# 948899 DEEDWARR
12/07/2022 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,253.30
20221207-0127733

STATE OF TENNESSEE
COUNTY OF DAVIDSON



The actual consideration or value, whichever is greater, for this transfer is $609,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2022.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Heather Pittman 1107 Douglas Avenue Nashville, TN 37206	New Owner	072 13 0 411.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **John G. Marks and Caroline A. Marks, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Heather Pittman, single**, hereinafter called the Grantee, her 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 the Westerly half of Lot No. 2 on the Plan of Sharpe and Horn's Fourth Addition of Nashville, of record in Plat Book 161, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 2 fronts 50.0 feet on the Northerly side of Douglas Avenue, formerly Hinton Street, and runs back between parallel lines, 170.0 feet to an alley.

Included in the above description but expressly Excluded therefrom is the following property:

Right of Way: Beginning at a point on the South boundary of Parcel 411 of map 72-13 and at approximate Station 85+43 of Project No. 86-R-5, Douglas Avenue; thence with the Right of way of Douglas Avenue North 83 degrees 56' 29" West 50.00 feet to the west property line; thence with said line North 06 degrees 13'22" East 4.06 feet to a point; thence leaving said line with a curve to the left having a central angle of 5 degrees 12' 45" and a radius of 548.36 feet, 49.89 feet along the curve to the East property line and the right-of-way of Douglas Avenue, said point being the point of beginning.

Being the same property conveyed to John G. Marks and Caroline A. Marks, husband and wife by Warranty Deed from Michael R. Zeller, unmarried and Jacob Zeller, married of record as Instrument No. 20171115-0117309 in the Register's Office for Davidson County, Tennessee, dated November 8, 2017 and recorded on November 15, 2017.

This is improved property located at: **1107 Douglas Avenue, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and

other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of December, 2022.

GRANTOR:

John G. Marks

Caroline A. Marks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John G. Marks and Caroline A. Marks, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of December, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202212070127733

Certificate of Authenticity

I, Beth Cooper, 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 **December 2, 2022**.

Affiant Signature

December 2, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

2nd day of **December**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

