Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-BM-22927B

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 7-19855-kp

Karen Johnson Davidson County
Batch# 964173 DEEDWARR
01/25/2023 09:38:38 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20230125-0005639

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.

Affiant
Subscribed and sworn to before me, this the 23rd day of January, 2023.

Notary Public
My Commission Expires: 07/03/2023

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katie E. Kerkhover and David B. Pittenger 927B Gale Lane Nashville, TN 37204	New Owner	118 05 0 216.00

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Darin James Gordon and Errin Shawn Gordon, Trustees of The Darin James Gordon and Errin Shawn Gordon Revocable Living Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katie E. Kerkhover and David B. Pittenger, wife and husband,** hereinafter called the Grantee(s), his/her/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 2, Resubdivision of Lot 5 and the Easterly part of Lot 4, Plan of Vaulx Land, as shown on plat of record in instrument No. 20140515-0041945, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Darin James Gordon and Errin Shawn Gordon, Trustees, of The Darin James Gordon and Errin Shawn Gordon Revocable Living Trust by Quit Claim Deed from Darin J. Gordon and Errin Shawn Gordon, husband and wife of record as Instrument No. 20190830-0087709 in the Register's Office for Davidson County, Tennessee, dated August 28, 2019 and recorded on August 30, 2019.

This is improved property located at: **927B Gale Lane, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year **2023** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 23rd day of January, 2023.

GRANTOR(S):

The Darin James Gordon and Errin Shawn Gordon Revocable Living Trust

By: _____
Darin James Gordon, Trustee

By: _____
Errin Shawn Gordon, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Darin James Gordon and Errin Shawn Gordon, Trustees of The Darin James Gordon and Errin Shawn Gordon Revocable Living Trust, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of January, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024