WARRANTY DEED

Karen Johnson Davidson County
Batch# 972904 DEEDWARR
02/22/2023 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $11,396.00
20230222-0012432

File No.: RES-23-6523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,080,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/20/2026 (AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristin Pittman and Ray Calvin Pittman, Jr.	New Owner	115 10 0 053.00
(NAME)	(NAME)	
6523 Currywood Drive Nashville, TN 37205	Same	
(ADDRESS)	(ADDRESS)	

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, I/WE, **BUILD NASHVILLE DB2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KRISTIN PITTMAN AND SPOUSE RAY CALVIN PITTMAN, JR.**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 214 on the Plan of Section One, West Meade Estates, of record in Book 2663, Page 110, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Build Nashville DB2, LLC, a Tennessee limited liability company, from Ella B. Beesley, unmarried, by Warranty Deed dated July 1, 2021, recorded July 6, 2021, in Instrument No. 20210706-0090455, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 6523 Currywood Drive, Nashville, TN 37205
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21st day of February, 2023

Build Nashville DB2, LLC, a Tennessee limited liability company

By: _____
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Natalie A. McKee of the state and county mentioned, personally appeared Adam G. LaFevor, Authorized Agent of Build Nashville DB2, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Build Nashville DB2, LLC, the within named bargainor, a Limited Liability Company, and that such Adam G. LaFevor, Authorized Agent of Build Nashville DB2, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Davidson, this 21st day of February, 2023.

_____
Notary Signature

Natalie A. McKee
Printed Name:

My commission expires: 10/20/2026

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

True Copy Certification

I, **Pam Autry,** 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 this the 21st day of February, 2023.

Affiant Signature
Date 02/21/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21st day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON