Karen Johnson Davidson County
Batch# 989276 DEEDWARR
04/06/2023 02:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,187.70
20230406-0025317

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 $ 321,001.00

Affiant

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 5th day of April, 2023.

Notary Public
My Commission Expires 11-3-25

2023-76

Address of New Owner:	Send Tax Bills to:	Tax Information:
Yorkshire Partners, GP	New Owners	
433 Eagle Ridge		071-14-0-268-00
Nashville, TN 372079		

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 **Brenda Louise Pittman, an unmarried woman**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Yorkshire Partners, GP, a Tennessee Partnership,** hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land situated in Davidson County, Tennessee:

Lot 3, Block D, East View Subdivision of the Shwab property, as shown on plat of record in Plat Book 547, Page 64, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 3 fronts 50 feet on the west side of Elmhurst Avenue, and runs back between parallel lines, 150 feet to a dead line in the rear.

Being the same property conveyed to Corene O. Mires, a widow by Installment Deed from Paul M. Allen, a widower of record in Book 7366, Page 449, Register's Office for Davidson County, Tennessee, dated September 04, 1987 and recorded on September 30, 1987.

Corene O. Mires having died testate on March 08, 1988. Corene O. Mires' Will was probated in The Probate Court for Davidson County Tennessee, at Docket No. 90-644, under that Will, the subject property was devised to Brenda Louise Pitman, Johnny Lee Pitman, Mary Lee Mires Pitman, and a life estate to Lillard O. Mires, Jr. Lillard O. Mires Jr., having since died October 7, 1996. Mary Lee Mires Pittman, having since died October 14, 2002, intestate and unmarried leaving two children Brenda Louise Pitman, and Johnny Lee Pitman as her heirs at law. Johnny Lee Pittman having since died January 13, 2022, intestate, unmarried without issue, leaving Brenda Louise Pittman his sole heir. Brenda Louise Pitman and Brenda Louise Pittman being one and the same person. Johnny Lee Pitman and Johnny Lee Pittman being one and the same person. Mary Lee Mires Pitman and Mary L. Mires Pittman and Mary Lee Mires Pittman being one and the same person.

This instrument is being recorded simultaneously with the powers of attorney of record in Instrument No. 202304060025316 ,Register's Office for Davidson County, Tennessee.

Affidavit of Heirship of record at Instrument No. 202304060025312, Register's Office for Davidson County, Tennessee.

Affidavit of Heirship of record at Instrument No. 202304060025313, Register's Office for Davidson County, Tennessee.

Affidavit of Heirship of record at Instrument No. 202304060025314, Register's Office for Davidson County, Tennessee.

Affidavit of Heirship of record at Instrument No. 202304060025315, Register's Office for Davidson County, Tennessee.

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

This is improved property located at **129 Elmhurst Avenue, Nashville, TN 37207.**

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 5th day of April, 2023.

Brenda Louise Pittman, by Thomas B. Hale, her Attorney in Fact

Brenda Louise Pittman, by Debra Lynn Hale, her Attorney in Fact

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 **Thomas B. Hale**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Brenda Louise Pittman** and that he is authorized by **Brenda Louise Pittman** to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 2023.

Notary Public at Large
My Commission Expires: June 14, 2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 **Debra Lynn Hale**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Brenda Louise Pittman** and that she is authorized by **Brenda Louise Pittman** to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 2023.

Notary Public at Large
My Commission Expires: June 14, 2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

I, Kara Wall, 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 4/5/23 (date of document).

Affiant Signature

Date 4/6/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

