THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230243792

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $384,900.00

Affiant

Subscribed and sworn to before me, this 7th day of April, 2023.

Notary Public
My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

Karen Johnson Davidson County
Batch# 989819 DEEDWARR
04/10/2023 10 51 58 AM 2 pgs
Fees $13 00 Taxes $1,424 13

20230410-0025651

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Catherine Pitman 400 Killean Court Nashville TN 37209	New Owner	Tax Parcel ID No. 091-05-0A-013.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth A. Waites, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine Pitman, an unmarried woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Second Revision - Final Plat, Sylvan Heights Phase Two of record in Plat Book 7900, Page 216, being a revision of Plat Book 6900, Page 936, 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 Elizabeth A. Waites, a single woman by Warranty deed from Nadir Mardonov, a single man of record in Instrument No. 20160224-0017756 Register's Office for Davidson County, Tennessee, dated February 23, 2016 and recorded on February 24, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 936 and Plat Book 7900, Page 216, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7568, Page 400, as amended in Book 7888, Page 831 and Book 8268, Page 626, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Sylvan Heights Homeowners Association of record in Book 7601, Page 632, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Homeowners Association for common space of record in Book 7710, Page 509, corrected in Book 7732, Page 757, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 7497, Page 42, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 400 Killean Court Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 7th day of April, 2023.

Elizabeth A. Waites

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth A. Waites, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2023.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026