Karen Johnson Davidson County
Batch# 1010224 DEEDWARR
06/01/2023 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230601-0041532

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. EY-23-4543

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Baldwin	**John M Baldwin**	
(NAME) 301 Archwood Drive	(NAME) **301 Archwood Drive**	043-11-0-052.00
(ADDRESS) Nashville, TN 37115	(ADDRESS) **Nashville, TN 37115**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Evan Pitonzo and Ariana Trease Pitonzo F/K/A Ariana Trease, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John M. Baldwin, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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 No. 20 on the Plan of Section One, Archwood Acres of record in Book 2133, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Westerly margin of Archwood Drive at the corner of Lot Nos. 20 and 43, thence with the line between said two lots Westwardly 200 feet, thence South 5 deg. 01' 30" West 200 feet to the Northerly margin of Roosevelt Avenue, thence with the same Eastwardly 180 feet to the beginning of a curve, thence around said curve with a radius of 20 feet Northeastwardly 31.42 feet to the Westerly margin of Archwood Drive, thence with the same Northwardly 180 feet to the beginning.

Being the same property conveyed to Evan Pitonzo, unmarried and Ariana Trease, unmarried, joint tenants with right of survivorship by Warranty deed from Dena Faye Lee Payne, unmarried of record in Instrument No. 20180914-0091508 Register's Office for Davidson County, Tennessee, dated September 06, 2018 and recorded on September 14, 2018. *Evan Pitonzo and Ariana Trease Pitonzo having since married. Ariana Trease is now known as Ariana Trease Pitonzo.*

This is property more commonly known as 301 Archwood Drive, Nashville, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 30th day of May, 2023.

Evan Pitonzo

Ariana Trease Pitonzo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2023, before me personally appeared Evan Pitonzo and Ariana Trease Pitonzo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of May, 2023.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Jamika Jones, 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 5/30/2023.

Jamika Jones

Affiant Signature

6/1/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

1st day of June, 2023.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires