Name of Owner and Address of Property:
James Robert Pitt and Katherine Fuller Pitt
1507 Porter Road, Nashville, TN 37206

Send Tax Bills To:
James Robert Pitt and Katherine Fuller Pitt

Karen Johnson Davidson County
Batch# 1011722 DEEDWARR
06/06/2023 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20230606-0042830

This Instrument Prepared By:
James L Stiles Jr
901 Title
6075 Poplar Avenue
Suite 107
Memphis, TN 38119

Map & Parcel No: 072-15-0W-034-00

37663

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Chandler May, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James Robert Pitt and Katherine Fuller Pitt, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 203, on the Plan of Porter Village Phase 2 Condominiums, as established by Declaration of Covenants, Conditions and Restrictions of Porter Village Phase 2 Condominiums, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220324-0034081, and amended by First Amendment to Porter Village Phase 2 Condominiums at Instrument No. 20220520-0058980 and Second Amendment to Porter Village Phase 2 Condominiums at Instrument No. 20220524-0060228 and Third Amendment to PorterVillage Phase 2 Condominiums at Instrument No. 20220608-0065680 and further described at Instrument No. 20151231-0131447, as amended in Instrument No. 20160107-0001762, Instrument No. 20190906-0090242, Instrument No. 20200304-0024340, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto.

Being part of the same property conveyed to Tudor Building Group, GP, a Tennessee general partnership, by Quitclaim Deed dated September 4, 2019 from The Porter Village Partners, a Tennessee general partnership, of record in Instrument No. 20190906-0090244, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chandler May, a single man, by deed dated June

16, 2022 from Tudor Building Group, GP, of record in Instrument No. 20220623-0071762, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of June, 2023.

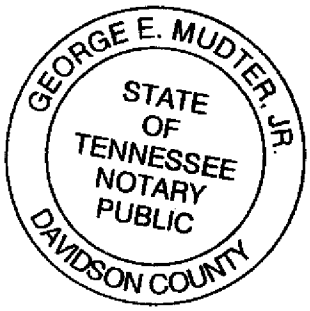
_____(SEAL)
Chandler May

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ DAVIDSON

On this 2nd day of June, 2023, before me personally appeared Chandler May, 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 2nd day of June, 2023.

_____
Notary Signature
My commission expires: 3/6/24



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~SHELBY~~ Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of June, 2023.

Notary Public
My commission expires: 3/6/20
File No. 2023-1891

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/2/23 (date of document).

Affiant Signature

6/2/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of June, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

