Karen Johnson Davidson County
Batch# 1030408 DEEDQC
07/25/2023 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230725-0057422

**Prepared by and Returnable to (After Recordation):**
Ashworth Law Firm, PLLC (KAR)
237 2nd Avenue South
Franklin, Tennessee 37064

**QUITCLAIM DEED**

| Address of New Owner | Send Tax Bill To: | Map & Parcel Nos.: |
|---|---|---|
| Timothy Lee Pittman Sr., and Karen Anne Pittman Trustees of the Pittman Revocable Living Trust 7548 Hallows Drive Nashville, TN 37221 | New Owner | 092-13-0-469.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **Timothy L. Pittman and Karen Anne Pittman, husband and wife**, hereinafter collectively called **"GRANTOR,"** hereby quitclaims and conveys unto **TIMOTHY LEE PITTMAN, SR. and KAREN ANNE PITTMAN, Trustees or their successors in interest, of the PITTMAN REVOCABLE LIVING TRUST U/A MARCH 19, 2020**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davison County, Tennessee, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 12 of Block 23 on the Plan of Charlotte Park Company's Second Addition to Nashville of record in Plat Book 57, pages 160 and 161, said Register's Office, reference to which is hereby made for a more complete description.

Said part of Lot No. 12, Block 23, fronts 53 feet on the southerly margin of Elkins Avenue and extends back 150 feet on the westerly line and 150 feet on the easterly line to a dead line in the rear, measuring 50.9 feet thereon.

Being the same property conveyed to Tim Pittman and Karen Anne Pittman, husband and wife by Warranty Deed dated November 26, 2021 from BEVERLY WALLER MCINNES, MARRIED of record in Instrument 20211201-0158627,Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 3723 Elkins Ave., Nashville, TN 27209. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this 7th day of July, 2023.

**GRANTORS:**

**Tim Pittman**

**Karen Anne Pittman**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Tim Pittman and Karen Anne Pittman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2023.

Notary Public

My commission expires: July 7, 2025

NICHOLE DANIEL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

**AFFIDAVIT**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration for this transfer is $0.00

AFFIANT

Sworn to and subscribed before me, this 12th day of July, 2023.

Notary Public

My Commission Expires: July 7, 2025

NICHOLE DANIEL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

# True Copy Certification

I, Keaton A. Rye, 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 correct copy of the original document executed and authenticated according to law on July 25, 2023

Signature

7/25/2023
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

7/25/2023
Date

My Commission Expires: January 20, 2023

