Karen Johnson Davidson County
Batch# 1035734 DEEDWARR
08/08/2023 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $858.03
20230808-0061323

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

DM-PP-23-142-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tiffany J. Robinson	New owner	
(NAME) **142 Five Oaks Dr**	(NAME) 142 Five Oaks Dr.	107 05 0A 142.00
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PILOT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIFFANY J. ROBINSON, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. 142, in Five Oaks, Formerly The Meadow, a Planned Unit Development as shown on the Plat of record In Plat Book 5200, Page 355, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Pilot Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Theresa Darnell, an Unmarried Woman, of record in Instrument No. 20230705-0051208, in the Register's Office of Davidson County, Tennessee, dated June 16, 2023, and recorded on July 05, 2023.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Five Oaks, Formerly The Meadow, a Planned Unit Development, as recorded in Plat Book 5200, Page(s) 355 as amended in Book 5784, Page 521.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 5781, Page 563 as amended in Book 5784, Page 563, Supplemented in Book 5957, Page 930 and Amendment to the By-Laws recorded in Instrument No. 20160212-0013783.
- Easement for Water Mains and Appurtenances, recorded in Instrument No. 20020605-0068054.
- Easement recorded in Instrument No. 20130118-0006279.
- Rules and Regulations recorded in Instrument No. 20150625-0061297; Instrument No. 20150625- 0061298 and Instrument No. 20170824-0087107
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **142 Five Oaks Dr, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 4th DAY OF AUGUST, 2023.

Pilot Properties, LLC

BY:_____
Jesse Smucker
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSE SMUCKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of PILOT PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of August, 2023.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Holly A. Mason, 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 August 4, 2023.

Affiant Signature

8/4/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of August, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026