Karen Johnson Davidson County
Batch# 1039870 DEEDWARR
08/18/2023 08 34 59 AM 3 pgs
Fees: $18 00 Taxes $603 10
20230818-0064486

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $163,000.00 Affiant Subscribed and sworn to before me This 11th day of August, 2023. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
L & L TN R, LLC **735 Burgess Drive** **Goodlettsville, TN 37072**	**New Owner**	**011 00 0 193.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

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 sufficiency of all of which are hereby acknowledged, **A. Michelle Poss, Administrator of the Estate of James Travis Pitts,** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **L & L TN R, LLC, a Wyoming Limited Liability Company.** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 7 on the FINAL PLAT OF HUNTERS RIDGE, SECTION 3 of record in Plat Instrument No. 20020607-0069365, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Travis Pitts and Barbara A. Pitts, husband and wife, by Quitclaim Deed dated June 10th, 2021 from Travis Pitts a/k/a James Travis Pitts and Barbara Pitts a/k/a Barbara A. Pitts, husband and wife of record in Instrument No. 20210616-0081170, said Register's Office. NOTE: Typo-in Plat Instrument No. 20170331-0031383 should read in Instrument No. 20020607-0069365.

Further being the same property conveyed to Travis Pitts and Barbara Pitts, husband and wife, by Warranty Deed dated March 17, 2017 from Mourad Taki, unmarried of record in in Instrument No. 20170331-0031383, said Register's Office.

The said James Travis Pitts having since died on January 28, 2022. The said Barbara A. Pitts having predeceased James Travis Pitts, since died on January 28, 2022.

This is improved real property commonly known as 2838 Greer Road, Goodlettsville, Tennessee 37072.

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, being liens not yet due and payable.
2. Easements and Agreements of record in Instrument No. 20060609-0068666 and in Instrument No. 20020524-0063882, said Register's Office.
3. Covenants, Conditions, and Restrictions of record in Instrument No. 20030918-0138045, said Register's Office.
4. Any and all matters appearing on the Plan of record in Plat Instrument No. 20020607-0069365, said Register's Office.

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 11th day of August, 2023.

Grantor: The Estate of James Travis Pitts

A. Michelle Poss, Administrator

By: A. Michelle Poss, Administrator

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **A. Michelle Poss, Administrator of the Estate of James Travis Pitts,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Administrator of the Estate of James Travis Pitts**, and as such **Administrator,** acknowledged the she is authorized to execute the foregoing instrument on behalf of **the Estate of James Travis Pitts,** the within named bargainor, and that she as such **Administrator,** executed the foregoing instrument for the purpose therein contained, by signing the name **A. Michelle Poss, Adminstrator.**

WITNESS my hand and official seal at Nashville, Tennessee, this 11th **day of** August, **2023.**

William Altus Pryor

Notary Public

My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE
NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026