Karen Johnson Davidson County
Batch# 1054833 DEEDQC
09/27/2023 03:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230927-0075975

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Christian Claude Pitts, Trustee, Affiant

Subscribed and sworn to before me, this 25th day of September, 2023.

Notary Public
My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Christian Claude Pitts and/or Amy Puryear Pitts, Trustees 4002 Copeland Drive Nashville, Tennessee 37215	SAME	116 16 0 046.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 which are hereby acknowledged, **Christian Claude Pitts and wife, Amy Puryear Pitts**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Christian Claude Pitts and/or Amy Puryear Pitts, Trustees of the Christian & Amy Pitts Living Trust, established by the Revocable Trust Agreement of Christian Claude Pitts and Amy Puryear Pitts dated September 25, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 25th day of September, 2023.

Christian Claude Pitts

Amy Puryear Pitts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christian Claude Pitts and Amy Puryear Pitts, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of September, 2023.

My Commission Expires:

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 36 on the Map of Evergreen Heights, Part Two, Revision of Lots 35, 36 and 37, of record in Book 2083, Page 22, said Register's Office, to which plane reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christian Claude Pitts and wife, Amy Puryear Pitts by deed from Joshua A. Beckman and Lauren E. Beckman, husband and wife, of record as Instrument No. 20221107-0119726, Register's Office for Davidson County, Tennessee.

Christian Claude Pitts and Christian Pitts are one and the same person. Amy Puryear Pitts and Amy Pitts are one and the same person.

This is improved property known as 4002 Copeland Drive, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 9/25/23.

9/25/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of September, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

