Karen Johnson Davidson County
Batch# 1062989 DEEDWARR
10/19/2023 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,785.25
20231019-0082138

WARRANTY DEED

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/07/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan A. Hart & Abigail Langham	American Pacific Mortgage Corporation	
(NAME)	(NAME)	
1313 Haysboro Ave	3000 Lava Ridge Court, Suite 200	061 04 0 075.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ESTATE OF BEVERLY E. PETTIGREW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHAN A. HART, AN UNMARRIED MAN, AND ABIGAIL LANGHAM, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "B" on the Map of Hayesboro Development Company, Hayesboro Subdivision, as of record in Plat Book 1130, Page 47, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Hayesboro Avenue or Drive, the common corner of Lots Nos. 9 and 10; thence Westerly with the Northerly margin of Hayesboro Avenue or Drive, 112 feet to a point, the common corner of Lots Nos. 10 and 11; thence Northerly with the dividing line between Lots Nos. 10 and 11, 167 feet to a point; thence Northwesterly 10 feet to a point; thence Northerly 84 feet to a point, the common corner of Lots Nos. 9 and 10; thence Southeasterly with the dividing line between Lots Nos. 9 and 10, 259.6 feet to the Point of Beginning.

Being the same property conveyed to Beverly E. Pettigrew, unmarried, by Warranty Deed from Howard H. Lewis and wife, Margret K. Lewis, of record in Book 3957, Page 733, in the Register's Office of Davidson County, Tennessee, dated November 10, 1965, and recorded on November 12, 1965. The said Beverly E. Pettigrew died on October 11, 2022, Testate, devising subject property to Patricia Pettigrew Mundy and Janet Sue Pettigrew Wilcoxson. See Probate Case No. 23P-132, Davidson County Circuit Court.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1313 Haysboro Ave, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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** 10/13/23.

D. Shayne Adair

10/19/23
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed **before me this** 19 **day of** Oct., 2023.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 13 day of October, 2023

Janet Sue Pettigrew Co-Exec.

JANET SUE PETTIGREW WILCOXSON, CO-EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet Sue Pettigrew Wilcoxson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of OCTOBER, 2023.

KENNETH M. HILL WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 3, 2026

Commission expires:
03.03.2026

Notary Public

Witness my hand this 18th day of October, 2023

Patricia Pettigrew Mundy

PATRICIA PETTIGREW MUNDY, CO-EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Pettigrew Mundy, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of October, 2023.

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Commission expires:

Notary Public