This instrument prepared by:
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Karen Johnson Davidson County
Batch# 1075651 **DEEDWARR**
11/28/2023 10:30:21 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20231128-0091769

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 27th day of November, 2023.

Notary Public
My commission expires: 07/07/2027

ALYSSA PALUMBO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2027

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
JASON W. REECE 2189 CLIFTON AVENUE NASHVILLE, TN 37209	New Owner	169 00 0 107.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAMELA IRENE PITTS, EXECUTOR OF THE ESTATE OF NANCY ANN ARMSTRONG, DECEASED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **JASON W. REECE, an unmarried man,** hereinafter called the Grantee, his successors 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. 3 on the Plan of Hills of Nun'ahi of record in Plat Book 5200, Page 717, Register's Office for said County, to which Plan reference is hereby made for a complete description.

Being part of the same property conveyed to Nancy Ann Armstrong, by Quitclaim Deed from Oweice Claxton and Lou Bell Asher, of record in Book 5698, Page 11, in the Register's Office for Davidson County, Tennessee, dated August 29, 1980 and recorded on January 7, 1981.

The said Nancy Ann Armstrong died on February 14, 2023, testate, devising subject property to Edward T. Pitts, Steven Loren Pitts, and Kevin Wayne Pitts. See Probate Case No. 22P561, Davidson County Circuit Court.

Being part of the same property conveyed to Lou Belle Asher, a one-half undivided interest by Deed from James Asher, in said property, of record in Book 1025, Page 165, in the Register's Office for Davidson County, Tennessee, dated February 19, 1937 and recorded on March 5, 1937. The said James Asher is now deceased.

Being part of the same property conveyed to James J. Asher, by Installment Deed from Alma Allison, a widow and Louise Allison Stone and Husband Warren Stone, of record in Book 814, Page 201, in the Register's Office of Davidson County, Tennessee, dated February 18, 1926 and recorded on December 4, 1928.

This property is improved property known as 8336 Nunahi Trail, Nashville, TN 37221.

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 27 day of November, 2023.

Pamela Irene Pitts, Executor of the Estate of Nancy Ann Armstrong

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Pamela Irene Pitts, Executor of the Estate of Nancy Ann Armstrong,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/they executed the within instrument for the purposes therein contained, and further acknowledged that she is the **Executor of the Estate of Nancy Ann Armstrong** and executes the within instrument in that capacity with the requisite authority to so act.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of November, 2023.

Notary Public

My Commission Expires: September 7, 2026

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON