THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231246454** Karen Johnson Davidson County Batch# 1095065 DEEDWARR 01/26/2024 03:53:30 PM 3 pgs Fees: $18.00 Taxes: $3,385.50 20240126-0005616	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $915,000.00. Affiant Subscribed and sworn to before me, this 25th day of January, 2024. Notary Public My Commission Expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

WARRANTY DEED

Address New Owner: Robert Pizzitola and Susan Pizzitola 1900 4th Avenue North Nashville TN 37208	Send Tax Bills To: USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	Tax Information: Tax Parcel ID No. 081-04-0-163.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Everett Kelley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Pizzitola and Susan Pizzitola, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 26, as shown on the map entitled E. L. Woods Plan, of record in Plat Book 21, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTOPHER EVERETT KELLEY, by deed from MATTHEW D. MAHAFFEY, of record in Instrument No. 20200727-0081991, dated July 24, 2020, said Register's Office.

Christopher Everett Kelley and Christoper E. Kelley being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 081-04-0-163.00.

Matters shown on the Plan of record in Plat Book 21, page 30, said Register's Office.

This is improved property located at 1900 4th Avenue North Nashville TN 37208

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of January, 2024.

Christopher Everett Kelley

STATE OF CA)

COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Everett Kelley, 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, at office, this 25th day of January, 2024.

Notary Public

My Commission Expires: 6-14-2024

JACOB ALEXANDER
Notary Public - California
Los Angeles County
Commission # 2328740
My Comm. Expires Jun 14, 2024

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 1/25/24.

Date

Celia Stewart-Rouse

Affiant Signature

1/25/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 25th day of January, 2024.

Taylor Johnston

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY