Karen Johnson Davidson County
Batch# 1109024 DEEDWARR
03/08/2024 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,986.90
20240308-0016336

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Breanna Z. Pendilton **1308 Hatteras Way** **Nashville, TN 37221**	Breanna Z. Pendilton **1308 Hatteras Way** **Nashville, TN 37221**	155 08 0E 084.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel Scott Elkins-Littleton, a single man, and Anna Cortez, formerly known as Anna Maria Littleton, a married woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Breanna Z. Pendilton, a single woman**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1308 Hatteras Way, Nashville, TN 37221 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of RESUBDIVISION, BELLEVUE HIGHLANDS, PHASE 2, of record in Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Daniel Scott Elkins-Littleton and Anna Maria Littleton, husband and wife, by Warranty Deed from Althea A. Robinson Shelton and husband, Roscoe Shelton, of record in Instrument No. 20180926-0095260, in the Register's Office of Davidson County, Tennessee, dated September 24, 2018 and recorded on September 26, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 22nd day of February, 2024.

Daniel Scott Elkins-Littleton

Anna Maria Cortez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 2024, before me personally appeared Daniel Scott Elkins-Littleton and Anna Maria Cortez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of February, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $537,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 22 day of Feb., 2024.

Notary Public
My commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Summer Baxter 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 2-22-24 (date of document).

Summer Baxter
Affiant Signature

3-7-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 of March, 2024.

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24