Karen Johnson Davidson County
Batch# 1113135 DEEDWARR
03/20/2024 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $915.20
20240320-0019391

Prepared by and
After Recording Return to:
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,350.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2024.

Notary Public
My Commission Expires:

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | Map and Parcel |
|---|---|---|
| Jason B. Tidwell & Lanny C. Tidwell<br>2306 Cruzen Street<br>Nashville, TN 37211 | Same | Tax Map(s): 133-01-0<br>Parcel(s): 309.00 |

## WARRANTY DEED

FOR AND IN 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, I/WE,
**BETTY JUNE PITTS, MARRIED,**
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
**JASON B. TIDWELL, UNMARRIED AND LANNY C. TIDWELL, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,**
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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. 408 on the Map of Sunrise Heights, Second Plan, as of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 408 fronts 57.5 feet on the easterly side of Calhoun Avenue, and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Sam G. Chunn by Installment Deed from William Amon Stevens and wife, Ethel Quarles Stevens, dated 7/3/1943 and recorded 7/6/1943 in Book 1274, Page 140, Register's Office for Davidson County, Tennessee.

The said Sam G. Chunn having since died testate on May 25, 1969 with his Will filed under Case No. 53309 in the Probate Court for Davidson County, Tennessee, in which he devised a life estate to his wife, Gertrude Chunn and Betty C. Pitts, with remainder to Kenneth Wayne Pitts.

The said Betty June Pitts and Kenneth Wayne Pitts, having further conveyed their interest in subject property to Gertrude Chunn, a widow, by Quitclaim Deed dated 9/28/1981 and recorded 10/7/1981 in Book 5804, Page 521, Register's Office for Davidson County, Tennessee.

The said Gertrude Chunn having since died on November 16, 1993 and by her Last Will and Testament, she devised subject property to Betty June Pitts and Kenneth Wayne Pitts, as tenants in common. See also Order Granting Probate of Will as Muniment of Title of Real Property Only filed under Docket No. 23P2154 in the Probate Court of Davidson County, Tennessee and recorded 2/7/2024 in Instrument No. 20240207-0008646, in the Register's Office of Davidson County, Tennessee.

The said Kenneth Wayne Pitts having further conveyed his one-half undivided interest in subject property to Betty June Pitts, by Quitclaim Deed dated 5/5/1998 and recorded 5/15/1998 in Book 10932, Page 924, Register's Office for Davidson County, Tennessee.

I, Gary C. Pitts, spouse of Betty June Pitts, do hereby join in this conveyance to convey any and all marital interest I may have in and to the said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3402 Saindon Street, Nashville, TN 37211

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), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of March, 2024.

Betty June Pitts, by Carol Crabtree
Attorney-In-Fact
Betty June Pitts, by Carol Crabtree,
Attorney-In-Fact

Gary C. Pitts by Carol Crabtree
Attorney-In-Fact
Gary C. Pitts, by Carol Crabtree,
Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Carol Crabtree, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained in behalf of Betty June Pitts, the within bargainor, and acknowledged that she executed the same as the free act and deed of the said Betty June Pitts and for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same Betty June Pitts, and of record in Instrument Number 20240320-0019301, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL this the 20th day of March, 2024.

NOTARY PUBLIC

My Commission Expires: _____

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Carol Crabtree, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained in behalf of Gary C. Pitts, the within bargainor, and acknowledged that she executed the same as the free act and deed of the said Gary C. Pitts and for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same Gary C. Pitts, and of record in Instrument Number 20240320-0019300, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL this the 20th day of March, 2024.

NOTARY PUBLIC

My Commission Expires: _____

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Certificate of Authenticity

I, Aimee Cain, 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 March 20, 2024.

Date

Aimee Cain

Affiant Signature

March 20, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20 day of March, 2024.

Notary's Signature

My Commission Expires: My Commission Expires: May 18, 2024

Date

GERALD FISCHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Notary's Seal (if on paper)