Karen Johnson Davidson County
Batch# 1133542 DEEDWARR
05/10/2024 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $976.80
20240510-0034732

ADDRESS NEW OWNER: Alan Pignataro, Tina Pignataro, and Derek Pignataro
140 McMurray Circle
Nashville, TN 37211

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 147-16-0A-040.00CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

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 all of which are hereby acknowledged, We, **Stacy Piper Sanders FKA Stacy L. Piper, a married woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Alan Pignataro and Tina Pignataro, husband and wife, and Derek Pignataro, a single man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 40 on the Site Plan of McMurray Court of record in Plat Book 6250, Page 230, and amended in Book 6606, Page 144, Register's Office of Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of McMurray Court contained in said Declaration of Covenants, Conditions and Restrictions for McMurray Court of record in Book 6646, Page 539, Register's Office for Davidson County, Tennessee, and the By-Laws of record in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Stacy L. Piper, an unmarried woman from Walter F. Aiken and wife, Wanda Sue Aiken by Warranty Deed dated February 28, 2007 and recorded March 2, 2007, of record in Instrument No. 20070302-0025780, Register's Office for Davidson County, Tennessee. Stacy L. Piper has since married and is now known as Stacy Piper Sanders.

Grantor warrants that the subject property has never been used as his marital residence and is not subject to any marital rights therein.

This is property with a common address of 140 McMurray Circle, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Plan of McMurry Court of record in Plat Book 6250, Page 230, and amended in Book 6606, Page 144, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions and Restrictions for McMurray Court of record in Book 6446, Page 539; as amended in Book 6481, Page 849, Book 7325, Page 261 (Units, 51, 51, 52, 53 and 54), Book 7338, Page 23, Book 8631, Page 850 and Instrument No. 20071001-0116683, said Register's Office.(4) Appointment of Successor Trustee in Book 11031, Page 61, said Register's Office.(5) Amendment to By-Laws for the McMurray Court Home Owner's Association, Inc, of record in Instrument No. 20071001-0116682, said Register's Office.(6) Charter of McMurray Court Home Owners Association, Inc. of record in Book 6468, Page 196, as amended in Book 7529, Page 439 (changing the name to McMurray Circle Homeowners Association Inc.), said Register's Office.(7) Quitclaim Deed to McMurray Court Homeowners Association, Inc. for all common areas, including undedicated roadways of record in Book 6481, Page 851, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of May 2024.

Stacy Piper Sanders FKA Stacy L. Piper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Stacy Piper Sanders FKA Stacy L. Piper,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 10th day of May 2024.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $264,000.00.

Affiant

Subscribed and sworn before me this 10th day of May 2024.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

File No. 2405-055

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **May 10th, 2024** (date of document).

Cindy S. Smith, Affiant

05/10/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 10th day of May, 2024.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026