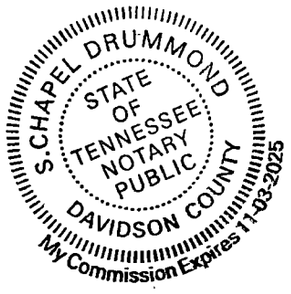
Karen Johnson
Batch # 1153672
07/02/2024 10:08:03 AM
Fees: $13.00 Taxes: $1,787.10
Davidson County
DEEDWARR
2 pgs
20240702-0049788

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $483,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2024.

Notary Public

My commission expires: 11-3-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR-24-2411

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric Maffei	CEFCU	083-08-0-044.00
2411 Eastland Ave.	P.O. BOX 1715	
Nashville, TN 37206	Peoria, IL 61656	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HERBERT PITMON, AN UNMARRIED MAN** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC MAFFEI, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 on the Plan of Hanley Subdivision, Section II, of record in Book 2330, Page 21, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Charles D. Henderson, Sr. and Hazel F. Henderson as tenants by the entirety by Warranty Deed from William D. Wright, Jr. and wife, Betty J. Wright of record in Book 5596, page 708, Register's Office for Davidson County, Tennessee, dated April 25, 1980 and recorded on April 30, 1980.

Being the same property conveyed to Hazel F. Henderson by Quitclaim Deed from Charles D. Henderson, Sr. of record in Book 6908, page 596, Register's Office for Davidson County, Tennessee, dated July 02, 1986 and recorded on July 03, 1986.

Said parties were divorced pursuant to the Final Decree of Divorce record in Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Herbert Pitmon by Quitclaim Deed from Hazel Henderson a/k/a Hazel F. Henderson of record in Instrument No. 20160303-0020256 Register's Office for Davidson County, Tennessee, dated February 02, 2016 and recorded on March 03, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2411 Eastland Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of June, 2024.

Herbert Pitmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Herbert Pitmon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of June, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3.3.25